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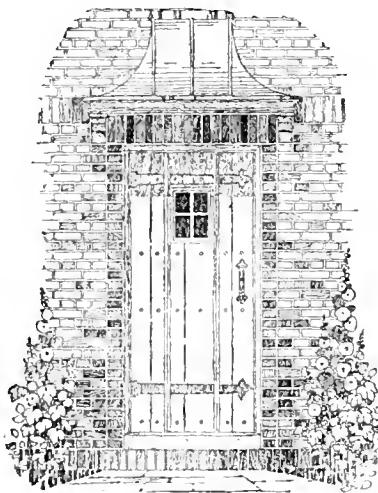
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By JOHN H. BLACK, President
THE AMERICAN FACE BRICK ASSOCIATION
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The HOME OF BEAUTY

*A Collection of Architectural
Designs for Small Houses Submitted
in Competition by Architects and
Architectural Draftsmen and
Selected from Four Hundred
for their Merit*

1920



PRICE FIFTY CENTS

THE AMERICAN FACE BRICK ASSOCIATION
110 SOUTH DEARBORN STREET, CHICAGO, ILLINOIS



CRADOCK HOUSE, MEDFORD, MASS.
BUILT IN 1632

THIS charming old house was built for Governor Cradock of the Massachusetts Bay Colony. It is one of the oldest dwellings in the original portion of the United States. For nearly three hundred years it has withstood the ravages of time and weather and is today a comfortable home and a living monument to the durability of brick as a building material.

Introduction

THIS book is meant for the home builder who has the commendable desire of making his home as beautiful as possible. We all take for granted that the home should be permanent, comfortable, safe from fire, and convenient in all of its interior arrangements for the use of the family, but we sometimes overlook the fact that the home ought to reveal itself as attractive to the eye of the community. It ought to be given a certain character and individuality all its own, expressive of the life within.

It is for this reason that we have brought these plans together in *The Home of Beauty* which we are now presenting to you. You doubtless have often been offended, in going about from place to place, by the uniformly dull and unattractive appearance of small or moderate-sized houses. They do not show an intelligent taste in design, form or color.

Believing that there would be an immense benefit to any community if every house in it had some distinctive, artistic individuality, we appealed to the architectural profession all over our country to furnish us with designs. It was possible to expect this co-operation on the part of the architects because of the public spirited and unselfish desire manifested on many occasions by them to serve gratuitously in any capacity which would tend to raise the artistic standards of the country and make available to all people the best in the design and plan of the small house, which, owing to economic conditions, has hitherto had little expert consideration given it. The best method seemed to be to institute a general competition which would meet with the approval of the architects themselves. This was arranged through *The Architectural Forum*, formerly *The Brickbuilder*, a leading professional journal of the country, published in Boston, and was approved by the Committee on Competitions of the American Institute of Architects on the ground that the competition was educational and would stimulate the study of the small house problem by the younger men in the profession. The competition program called for a small face brick house of seven rooms, and laid down as requirements, (1) practicability in the plans in order to secure the greatest convenience of interior arrangements, and (2) beauty in design.

The response to this program by architectural designers from all over the country was most gratifying. In October (1919), when the awards were made of the four prizes and six mentions, there had been 366 drawings submitted for consideration, all of which showed a remarkably clear grasp of the purpose of the program and also great success in carrying it out. Five of the leading architects of the country generously contributed their

time to act as judges: Mr. Walter H. Kilham of Boston; Mr. Aymar Embury II of New York; Mr. H. Louis Duhring of Philadelphia; Mr. C. Herrick Hammond of Chicago; and Mr. Louis La Beaume of St. Louis. It was no easy task for these gentlemen to decide on the prizes and mentions because of the uniform excellence of the designs; as they said in their report: "The uniformly high standard of them all made it extremely difficult to make the selections." But, after a very thorough examination of the plans, they assigned the four prizes and six mentions as indicated in the book. As it was very desirable for us to secure the best of this work for distribution, these gentlemen were also kind enough to select forty other drawings which would answer our purpose. Nor was this an easy task, for as the committee reported, "one could have selected (instead of forty) a hundred and fifty which were well rendered and of meritorious design." So that you are here offered fifty designs and floor plans for small brick houses that have been produced under exceptional circumstances.

We certainly congratulate ourselves on the success of this competition and as frankly congratulate you, for we can now place this fine work at your disposal. This means for you, first, that the plans which we now offer you have been prepared by experienced and competent designers of small houses the country over; and, secondly, that a group of able architects have freely given their time to the selection of these plans.

We go still further. Besides the working drawings and specifications, we furnish you with a complete quantity survey or bill of materials, and then offer you the whole for the very nominal fee of \$25. You thus get for this small sum, due to the unselfish and co-operative spirit of the architectural profession, the finished work of a high-class architect which would otherwise cost you between \$400 and \$500. The quantity survey or bill of materials will greatly simplify the problem of the builder in estimating costs for any particular house, in any particular locality.

These houses are to be faced with some type of brick which will exactly meet your own individual taste and which you can choose from the great variety of color tones and textures produced by the members of our Association. The backing of the wall is to be either of common brick, making a solid brick wall throughout, or of hollow tile, which some people prefer because of the air spaces it makes in the wall. In either case, you have a non-burnable or completely fireproof wall which will always be a barrier to the spread of fire within or without, a consideration of the utmost importance to the safety and welfare of your family.

You will observe that these fifty designs and plans offer you a great variety for your choice, so that you can determine, in view of the lot you

have or its surroundings, what type of house will best suit your purpose. In the brief description accompanying each there are given the extreme dimensions of the house, enabling you to determine the size of lot required, and suggestions on the best location with respect to the compass. This latter point is important to observe if you want to be certain of having pleasant, sunny rooms. If any plan as shown in the illustration does not apply to the exposure of your lot, it can oftentimes be made to by the simple process of reversing it, which any builder can readily do. The reversed arrangement can be seen by holding the plan to a mirror. If you find any difficulty in reading these plans, we should be pleased to answer any questions or help in any way we can in planning your home.

Conditions in various parts of the country differ to such an extent, that it is not possible to give an indication on costs that would apply with any accuracy. When our competition for a 7-room house of 20,000 cubic feet contents was announced, 35 cents per cubic foot, or \$7,000 for the house, was the average cost for a number of small houses actually under construction during the first quarter of 1919. Since then increases have taken place in both labor and materials, so that the only method of obtaining a price today is to consult a builder in your own locality who is conversant with local labor and material markets. He will be able to name an approximate price for your guidance in the selection of a plan.

A few general points that affect the cost may be noted. Conditions of material and finish being equal, it is usually found that a rectangular house with a simple roof is less expensive to build than one in the form of the letter L or T, inasmuch as the latter requires more exterior wall surface without creating any more room inside. It does, however, generally provide more pleasant and better lighted rooms because of the greater opportunity for windows.

The interior finish, heating and plumbing equipment, lighting fixtures, etc., are important factors in cost, and if economy is exercised in their selection, the resulting saving may be used to pay for a larger house.

The first thing for you to do, naturally, would be to secure a good builder. In case an architect is accessible, your best plan would be to put your building into his hands, but in case an architect is not accessible, these plans will prove the means of securing an attractive house. But you must secure a competent builder or contractor who will be able to understand and carry them out. We are not willing to sell you these plans on any other condition. If, however, you have a competent builder, the working drawings, specifications and quantity survey will prove to be complete instruments for the construction of your home.

The Building of a Home

WE do not need the advice of statesmen, philosophers, or divines to convince us of the fundamental importance of the home for the security and welfare of any civilization. The home is the source of all virtues, domestic and civic. The hearth is the cornerstone of a sound and lasting social order. We may well adapt the words of Burns, in his "Cotter's Saturday Night," to our American homes where Christian virtues are cherished.

*"From scenes like these our country's grandeur springs,
"That makes her loved at home, rever'd abroad."*

We may be certain that when American homes decay, America will decay, just as America will continue to grow in power and influence where American homes grow and deepen in moral value. The feeling for home is especially vital in these times of confusion and uncertainty when it is needed to balance and steady our American institutions.

Value in Sentiment

When your friend greets you at his door and adds, as he cordially invites you in, "make yourself at home," you know that he has offered you the sum total of hospitality. For home affords you not only the simple creature comforts of food, shelter, and warmth with a sense of security and well-being, free from stiff formalities and restraints, but it is a refuge from the toil and worry of the great outside, headlong, jostling world, and the center and source of all those dear affections of sympathy, kindliness, and mutual service which give to life its true meaning.

The home feeling is an asset of the very highest value, for it pays richly in a sense of self-respect, of more responsible citizenship, of moral poise as a member of the community, besides giving profound personal satisfaction and enriching the spiritual values that arise out of family ties and affections.

Then the community itself regards the home-owner with more respect than it does a floater; he is looked upon as a substantial citizen having a vital interest in the common welfare.

It is such values as these rather than mere money returns on investment, that should lead every young man to set out with the determination to lay by a monthly saving for a home fund, so that he can promise his bride what to her will prove the best of all gifts, a home. Nothing could be sounder or more wholesome for a young man than to set before him, as a

fixed aim, the accumulation of a home-building fund. It will balance and steady him; it will make more of a man out of him, a better husband, father, citizen, friend.

Practical Value

If, on the sentimental side, the home thus proves to be an investment of incalculable value, it also has, on the practical side, its striking advantages. When you pay rent you are paying for what you have no ownership in. For any needed changes or additions, you are entirely dependent on the landlord's whim. He may be reasonable, and then again he may not be, but in either case, he and not you decides on what is of deep concern to you, the living comfort, convenience, and welfare of yourself and family. Then, you are subject, without any control on your part, to higher rent or notice to quit. You are entirely at the mercy of another's will, a sort of helpless pawn of fate.

But if the money paid out for rent were applied in paying for a home, you become your own landlord and acquire property rights of which no one can dispossess you. The convenient changes or additions you want are subject to your own decision and are added to the value of your own property. You are not subject to higher rent nor can you be put out at another's dictation. If you go out, it is at your own option and you still have in your possession an income-bearing or salable property on which you can always realize what is often a very convenient loan, but you can never borrow anything on a stack of receipted rent bills.

The building of a home is the most important undertaking in your life, not only because it is the center and symbol of the family, but because from the practical money point of view, it involves a considerable investment. You don't build a home every year or every decade. You are going to live in it, or, so to speak, with it, as you do with your wife and children, a long period of years. It must, therefore, satisfy you in every way; you can't afford to make a mistake, or fool yourself when you build. You must build right, for when the house is built, it is too late to change if you are dissatisfied. Even if a change of fortune for better or worse leads you to move away, it is very important to you that the house is good enough to appeal strongly to the renter or purchaser. Your only wisdom, therefore, in building a home is to make it a valuable permanent investment, thoroughly satisfactory to yourself and to others who, if circumstances require, may take it off your hands to your advantage.

For this reason you owe it to yourself to examine thoroughly all the problems involved in home building. In a word, you want to be sure, aside

from a satisfactory plan of the interior, of two main points about your house; you want *structural soundness*, and *artistic distinction* in your home. To this end no other material, we claim, can offer you so many merits as face brick. Out of the structural and artistic merits of face brick grow economic and sentimental reasons for its use you can ill afford to neglect.

Merits of the Face Brick House

1. Structurally, brick are the soundest possible material. In the first place, the size and form of brick make them an easy material to handle and adaptable to the master mason's skilful craftsmanship. He builds them one by one into a solid wall fabric, strong and durable. Then the brick themselves, hardened and matured in fire, submit to the heaviest pressures and resist both the attacks of flame and the corosions of time. Brick may well be called an everlasting material because they neither burn nor decay. Their history affords sufficient testimony, and the scene of any conflagration shows the brick walls and chimneys as solemn witnesses of their enduring strength.

2. From an artistic point of view, brick can make equally strong claims to consideration. An endless variety of color tones and textures are offered for your choice which you may use in uniform shades, or, preferably, in blended shades of the most delicate and charming effects. No other building material can approach face brick in the possibility of color schemes for the wall surface, either within or without,—and the colors last, for they are an integral part of the enduring brick.

But to the artistic effect of the brick texture and color must be added the artistic effects secured by the treatment of the bond and mortar joint. The manner in which the brick are made to overlap in the wall has a decided influence on the result, and the mortar joint, in color, size, and kind is so important that we strongly urge you to talk the matter over with some experienced face brick salesman before building. The mortar joint may spoil or make the beauty of your wall.

3. The economic merits of the face brick house are striking. From the very nature of the material and its construction you save on upkeep or maintenance, on depreciation, on insurance rates, on fuel, and even on doctor's bills. Brick do not decay, they require no paint, their depreciation is practically nil, they make a tight wall that saves fuel, and a sanitary one that prevents vermin.

When it comes to sentimental reasons, your sense of satisfaction in having a substantial and attractive house, of justifiable pride and self-respect in possessing a home of distinction which your friends and neighbors admire, is a sort of imponderable value really worth more than money.

Comparative Costs

How a real economy results from building a face brick home has been repeatedly shown from actual figures obtained, during the past ten years, from all parts of our country by face brick manufacturers. All of these figures are the bids for actual construction by experienced contractors in their various communities. As prices have changed greatly during the period in question, the percentages of difference will prove to be the only instructive figures, and are calculated on the total cost of the houses. We have the bids for 1919 in our files for reference, and are ready to show them to any interested persons. As frame construction is usually the cheapest, we shall take it as the base of comparison, and give the percentages in excess over frame, for brick veneer, or face brick on frame in place of clapboards; stucco on frame; face brick on hollow tile; and solid brick, or face brick on common brick backing. A moderate sized dwelling is used as a typical example and is the same in every respect except the exterior wall construction. First class face brick are used and all solid walls are furred.

Table of Percentage Differences

Year	Frame	Brick Veneer	Stucco	Brick on Tile	Solid Brick 9" Wall
1910	0.0%	6.9%	2.9%	10.7%	9.1%
1913	0.0%	5.9%	4.0%		8.1%
1915	0.0%	4.9%	1.6%		6.9%
1919	0.0%	4.9%	-0.3%	6.2%	6.4%

These figures represent from nine to thirteen bids in each case, on which the average is given. Different contractors in the same place and different parts of the country sometimes show considerable divergence, but in view of the wide territory from which these bids have been gathered and the time covered, the averages may be taken as indicative of about the percentage of difference you would have to pay. It should be noted, in the case of the nine-inch solid brick wall and the brick on tile wall, that they are both over two inches thicker than the frame or stucco wall. By taking the nine-inch face brick solid, or hollow tile wall as a fair comparison with frame and stucco, you can readily calculate what you really save by paying a little more at the start for the more substantial construction. Reverting to the economies of the face brick house you will find that your maintenance and depreciation items alone on the frame construction will, in a very few years, entirely wipe out the 5 per cent or 6 per cent excess initial cost of the brick, to say nothing of all the other items

that go to make your face brick home all the time an investment of a permanent and remunerative value.

Thus, a \$7,000 frame house would mean, figuring excess cost at 6 per cent, a \$7,420 face brick house. Depreciation at 2 per cent annually on the frame in five years would be \$700; add to this a repainting bill of \$250 and you have a total of \$950. For the five years under consideration there would be no depreciation to be calculated on the brick house, but a repainting bill of about \$85 for doors, windows, and outside trim would have to be charged up. This means that the difference of \$865 between frame and brick upkeep and maintenance covers in five years more than twice the \$420 excess initial cost of the brick. To be penny wise and pound foolish in building your home looks like an inexcusable folly.

Conclusion of the Whole Matter

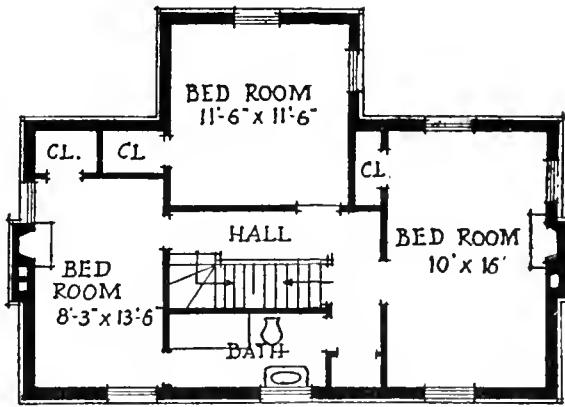
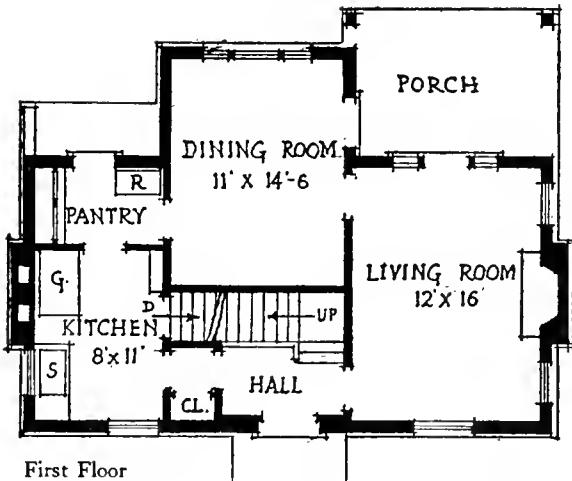
There is no other building material, we believe, that will combine so many merits of quality and style, strength and beauty, in your home as face brick. Durable as the eternal hills, it is proof against the corrosion of the seasons and the ravages of fire, thus reducing the cost of maintenance and depreciation to a minimum; and, beautiful in its varied colors and textures as the finest fabrics, it offers to the eye an artistic charm that meets the most refined and discriminating taste. Perhaps you frankly like the painted wood, the monochrome stucco, the varied stone or marble—a good house, if you will, may be built out of any of these materials—but you will find in them some weakness, danger, or excessive cost that brick avoids, while offering a variety of merits none of them combine.

Your brick house costs you from a twentieth to a tenth more than the less substantial structures, but it lasts twice as long and remains in a better condition. The same brick house costs far less than the heavier and more pretentious structures, and yet lasts as long, rivals them in substantial appearance and dignity, and excels them in the range of artistic effects, offering to the architect the utmost possibilities in designing the wall surface. Other materials have their merits and make their appeal, but looking at the building problem on all sides, no other material approaches brick in the structural and artistic values it offers—permanence, comfort, safety from fire, economy, and beauty.

You owe it to yourself to look into this matter thoroughly. You will get valuable and practical suggestions from any good face brick salesman. When you decide on a plan you like, the enclosed card will serve your convenience in ordering.



HOUSE No. 101, FIRST PRIZE

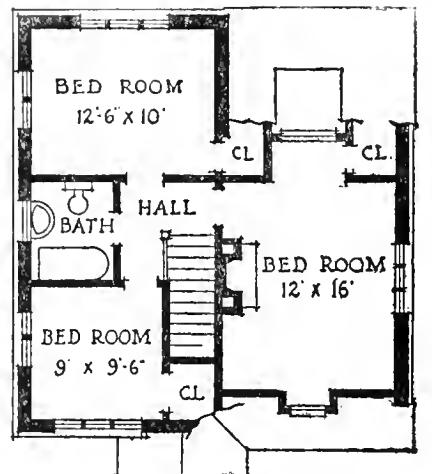
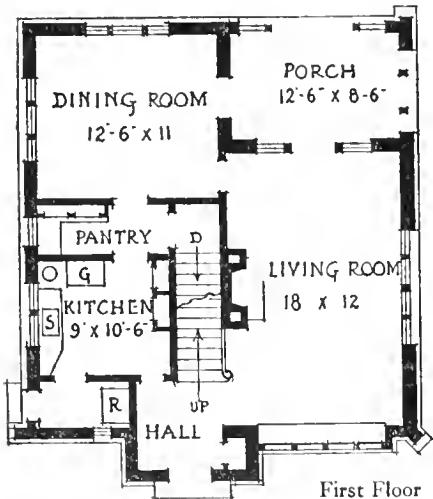
Designed by Olaf William Shelgren, Buffalo, N. Y.

THIS simple, formal house would fit admirably on a lot with a frontage of 50 ft. It should preferably face the west, affording morning sun in the dining room and southern exposure for the living room. The kitchen has a window overlooking the street, making it a pleasant work-

place. The low shrub planting along the front of the house adds greatly to its homelike qualities. The porch faces the garden. The dimensions of the house are 25 ft. by 34 ft. The height of the first floor rooms is 8 ft. and of the second, 7 ft. 10 in. Both floors have rooms of good size.

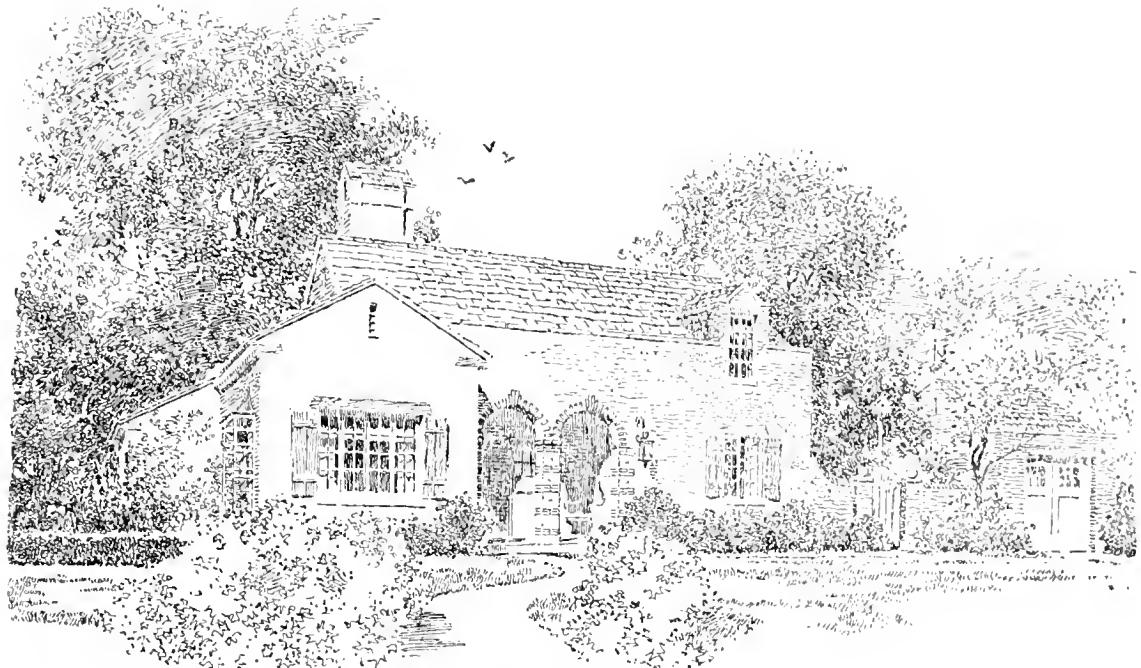


HOUSE No. 102, SECOND PRIZE

Designed by Floyd Yewell, New York, N. Y.

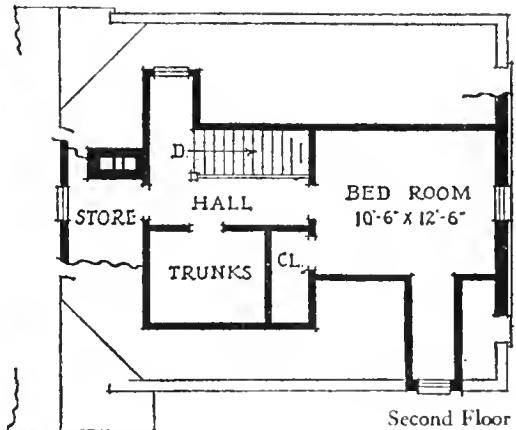
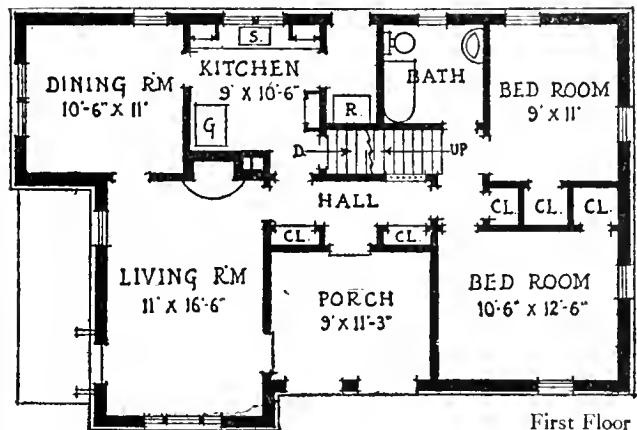
THIS house is most charming and picturesque in its design, and is a good solution of the problem of getting beauty into the small house. The interior is just as distinctive as the exterior; the living room is nicely proportioned and is very well lighted with attractive groups of windows. The house is fitted to either an inside or corner lot location, and can face the street as shown in the illustration, or the long side of the living

room may be toward the street. In either arrangement the entrance should face the west to get the best exposure for the principal rooms. The kitchen is placed on the northeast corner, and the rear arranged for a garden development to be enjoyed from the porch. The dimensions of the house are 26 ft. by 32 ft. The height of the first floor rooms is 8 ft. and of the second, 7 ft. 6 in. Both floors are conveniently arranged.



HOUSE No. 103, THIRD PRIZE

Designed by E. J. Maier, T. E. King and G. H. Erard, Toledo, O.

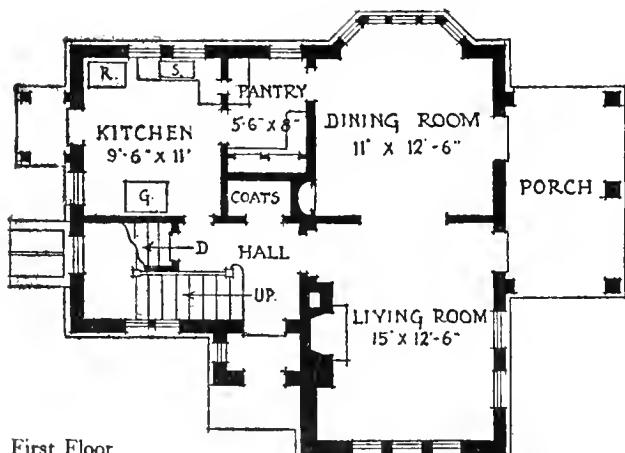


BUNGALOWS have suffered more, perhaps, from poor design than any other type of house and the number of ugly ones is legion. The charm of the one illustrated here, however, is such as to make one wish that all houses were bungalows if they could be as attractive as this. Placed on a gently rising slope with a curving path to the porch, this house would have a picturesque quality difficult to equal. It is eminently suited to the country and would look well

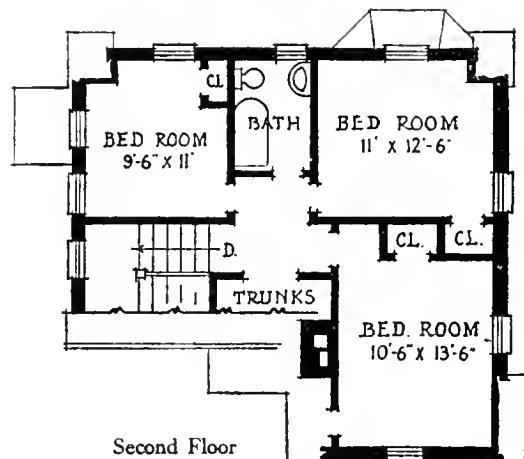
in a suburban location, though it would need a good sized plot to enable its full beauty to be seen. Its dimensions are 29 ft. by 43 ft. It could occupy a 60 x 100 ft. corner lot, with the entrance on the long frontage. A garage is suggested in the illustration tied into the house by a brick wall. In this arrangement the garden and lawn would be at the opposite end with a terrace outside the living room windows. The ceiling height is 8 ft. The entrance side should face south.



HOUSE No. 104, FOURTH PRIZE

Designed by Halsey B. Horner, Boston, Mass.

First Floor



Second Floor

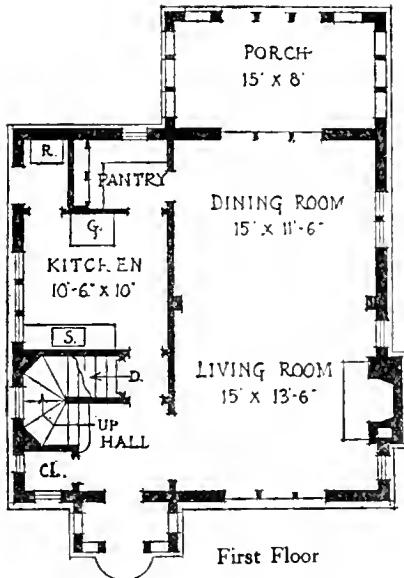
THIS house shows a very compact and practical floor plan. The hall is attractive with a large window lighting the stairs. The kitchen is conveniently arranged and connected with the dining room by a large pantry. The exterior of the house is very pleasing and picturesque. It could occupy any site, fitting a sloping lot equally as well as a level one, and it has the further

advantage of affording a choice of positions with reference to street frontage. It is planned to have the side with the porch face the south in order to give morning sun in the dining room and kitchen and pleasant exposure to the living room. The extreme dimensions of the house are 42 ft. by 31 ft. The height of the first floor ceiling is 7 ft. 10 in. and the second, 7 ft. 6 in.

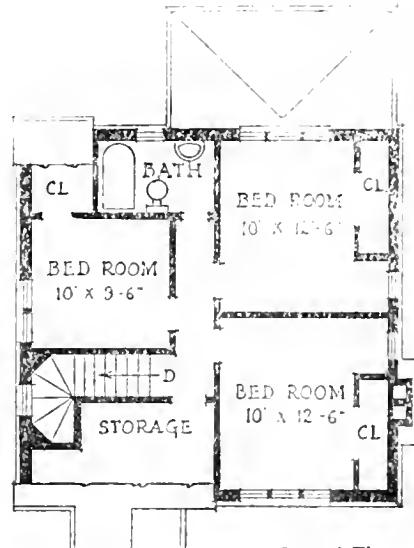


HOUSE No. 105, MENTION

*Designed by Albert M. Pyke and
Charles F. Pyke
Indianapolis, Ind.*



First Floor



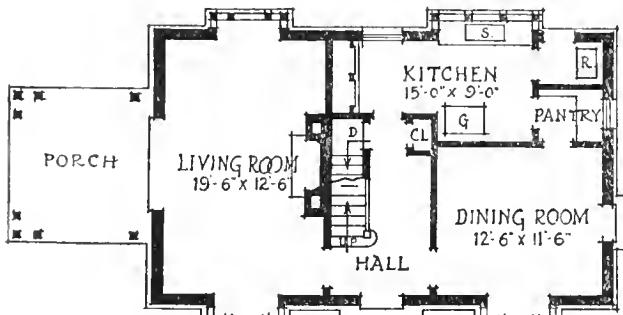
Second Floor

IN a small house it is often desirable to have a larger space than the usual room provides and this is recognized in this plan in making the dining and living rooms practically one, giving a room 15 ft. wide and 25 ft. long. If desired, this could be furnished as a living room, the dining table at other than meal times serving as

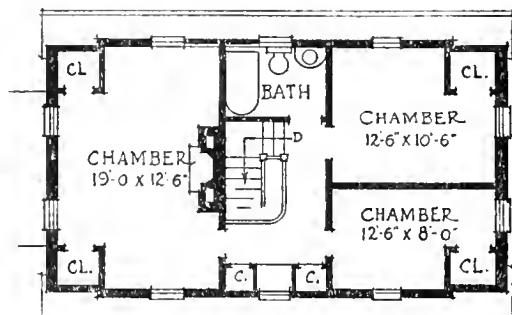
a library table. With the porch opening from the room and groups of windows at each end, it would give the appearance of a large house, all in very small space, actually. The overall dimensions of the house are 28 ft. by 40 ft. and the ceiling heights 8 ft. 6 in. and 8 ft. for first and second floors. The house should face west.



HOUSE No. 106, MENTION

Designed by John Barnard, Boston, Mass.

First Floor



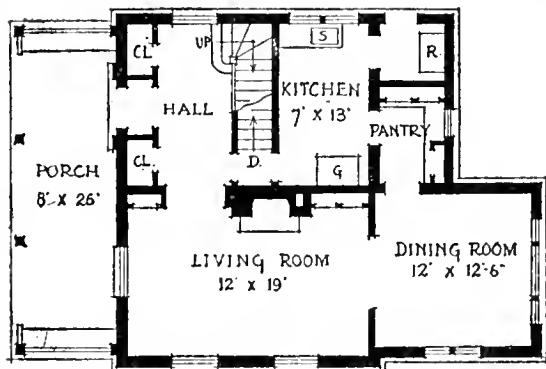
Second Floor

DUTCH Colonial, which always gives a homelike character, is used to advantage in the design of this house. It is intended for a corner lot, or one having a frontage of 60 ft. or more. On a corner lot a garage could be placed at the dining room end of the house, with a covered walk leading to it that would balance the porch on the other end of the house. The lower story of the front is especially charming because of the nice relation between the bay windows and the fan-light doorway. The interior is planned to give the appearance of a large

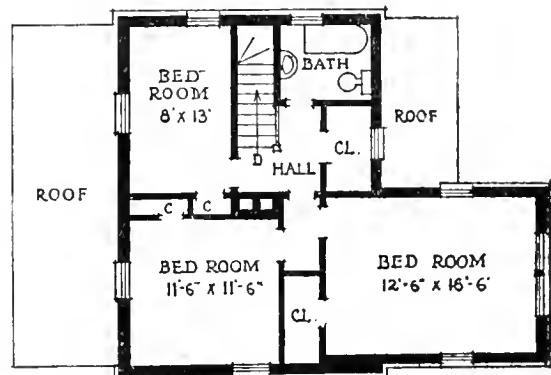
house with the principal rooms on either side of the hall. The kitchen is conveniently arranged and connected with the dining room by a pantry. The sink is placed in a bay window similar to those on the front of the house, insuring ample light and a pleasant place to work. The space at the left of the kitchen would serve admirably for a breakfast corner. The extreme dimensions of the house are 46 ft. by 24 ft. and the heights of the first and second floors are 8 ft. and 7 ft. 6 in., respectively. The front should face south-east to insure sunny, pleasant rooms.



HOUSE No. 107, MENTION

Designed by J. Ivan Duse, Detroit, Mich.

First Floor



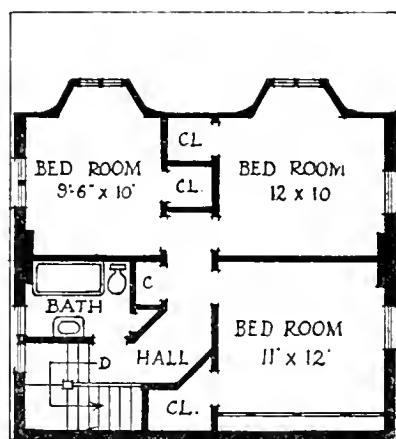
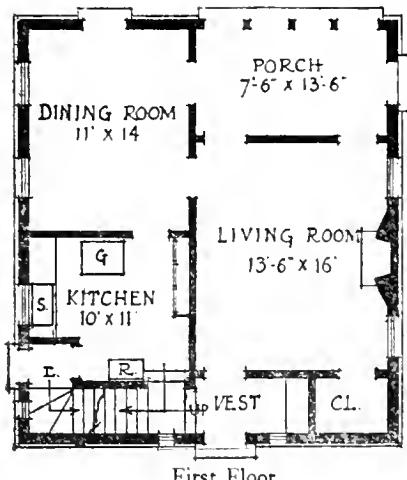
Second Floor

THIS house is extremely simple in its design and would make an attractive and practical home. The porch extends across the front, with the assumption that the best outlook would be toward the street. For this reason, the house should set back a good distance from the street and a hedge would be advisable at the property line to afford privacy. The front should face west, thus giving morning sun in the dining room and a southern exposure to the living room. The plan shows a generous entrance hall, a good

sized living room, with the dining room opening from it. The kitchen is compact and there is a large pantry and convenient kitchen vestibule with space for a refrigerator. The second floor has two large bedrooms and a child's room and is well equipped with closets. The dimensions of the house are 41 ft. by 28 ft. It would easily fit an inside lot of 50-ft. frontage, leaving ample space at the kitchen side for a drive to a garage. The ceiling height of the first floor is 8 ft. and of the second, 7 ft. 6 in.



HOUSE No. 108, MENTION

Designed by George H. Van Anda, New York, N. Y.

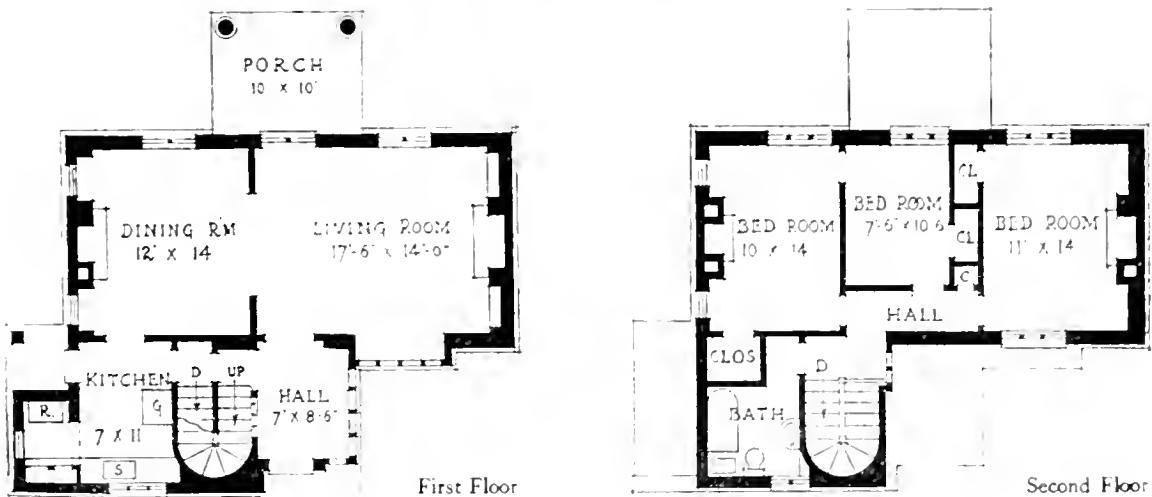
THERE are very pleasing proportions and attractive roof lines in this design. The house is extremely simple and would for that reason be inexpensive to build. It is designed for an inside lot of narrow frontage with the street exposure toward the north. All the rooms are lighted from the sunny sides which would make them pleasant to live in, and in omitting the windows on the front, except for two small ones either side of the door, an individual charac-

ter has been given the house. The house could be placed close to the street and the rear of the lot reserved for garden and lawn with a drive on the left side to a garage in the rear. The dimensions of the house are 26 ft. by 30 ft. The height of the first floor rooms is 8 ft. 2 in., and of the second, 8 ft. The second floor is well supplied with closets, and in the front bedroom the low space along the front wall is utilized for drawers and cupboards.



HOUSE No. 109, MENTION

Designed by A. S. Crapsey, New York, N. Y.



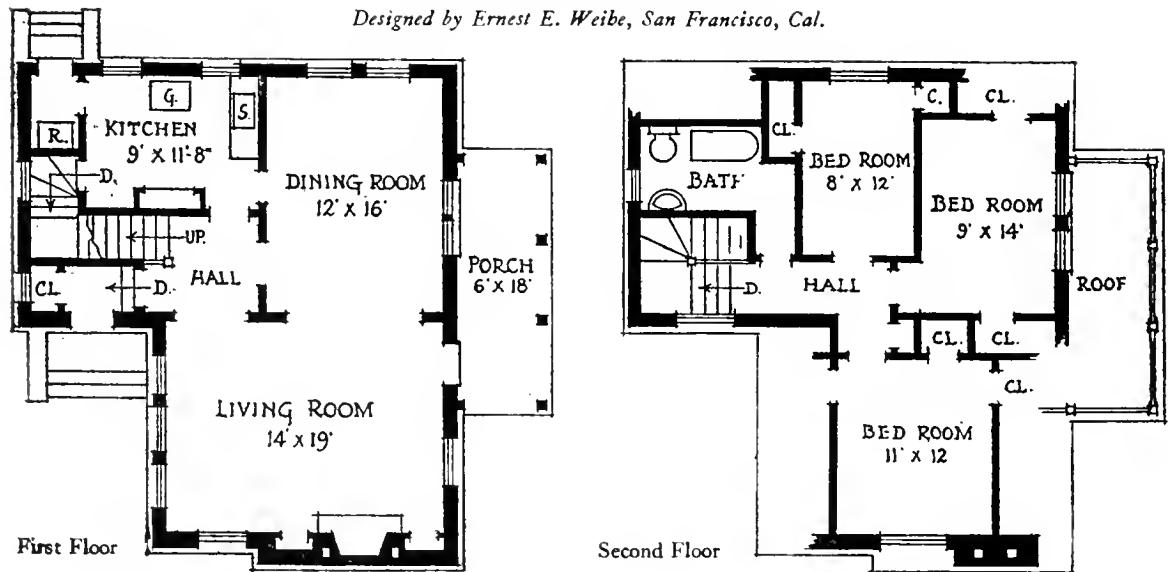
FOR a small country house it would be difficult to find anything more charming than the simplicity of this design. The large wall surfaces would give dignity to the brickwork and the grouping of the casement windows suggests comfortable, homelike rooms within. The plan is designed to give the greatest possible effect of space in a small house. The living room and dining room extend across the rear, which should face the south and a garden, to carry out the

thought of the designer. This will provide two rooms that will be very livable and altogether charming. The entrance hall is unique with one side composed entirely of windows. The kitchen is compact and conveniently placed with respect to the dining room and entrance hall. The extreme dimensions of the house are 38 ft. by 36 ft. and the story heights 8 ft. 2 in. and 7 ft. 9 in. for first and second floors respectively. The construction is simple and comparatively inexpensive.



HOUSE No. 110, MENTION

Designed by Ernest E. Weibe, San Francisco, Cal.



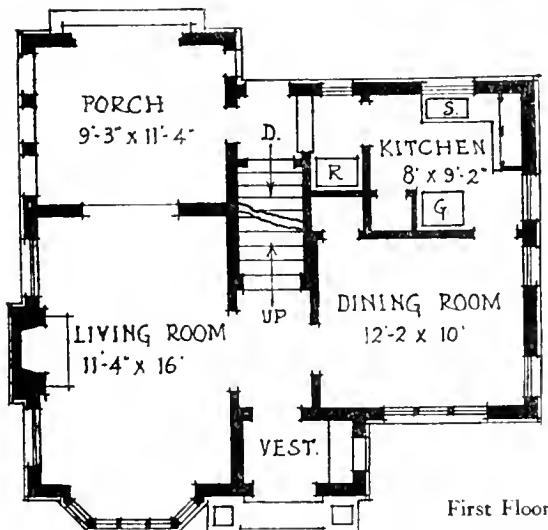
THE first floor arrangement of this house is especially convenient. All the rooms are reached from the hall, and the dining room and living room are connected with a wide opening which increases the apparent size of the house. It can be placed on an inside lot of 50-ft. frontage with space at the left for a drive to a garage in

the rear. The garden development should be on the porch side and in the rear. The front of the house should face west to provide the best exposures for the principal rooms. The dimensions are 26 ft. by 31 ft. and the ceiling heights are 8 ft. 2 in. and 8 ft. for the first and second floors, respectively.

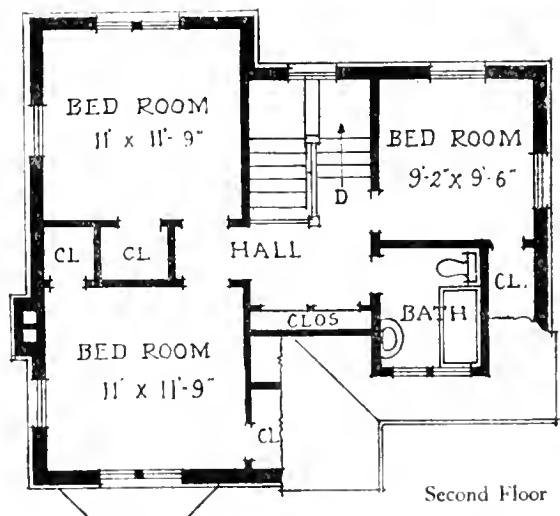


HOUSE No. 111

Designed by Jefferson M. Hamilton, Minneapolis, Minn.



First Floor



Second Floor

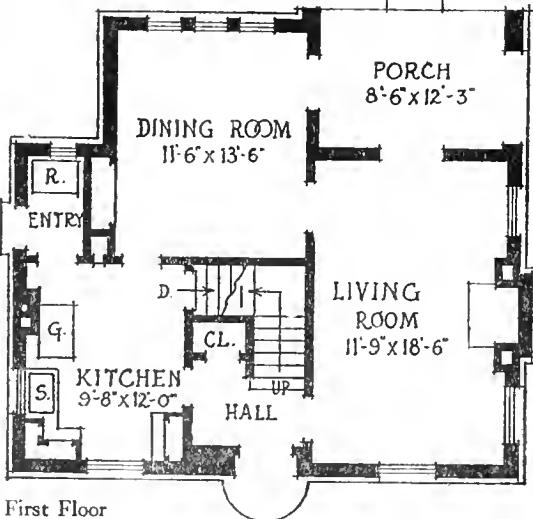
THIS attractive little house is derived from English precedent and is so arranged on both floors as to give a sense of space. There is a large porch, which, if glazed, can be used to increase the size of the living room; it is connected directly with the kitchen so that it may be ideally used for meals during the summer months. The

house would look equally well on a corner or an inside lot of 50-ft. frontage. The front should face east. The extreme dimensions of the house are 30 ft. by 30 ft. and the ceiling height is 8 ft. for both stories. Brick of varied color tones are suggested, the darkest shade forming the diaper pattern of the walls and outlining the entrance arch.

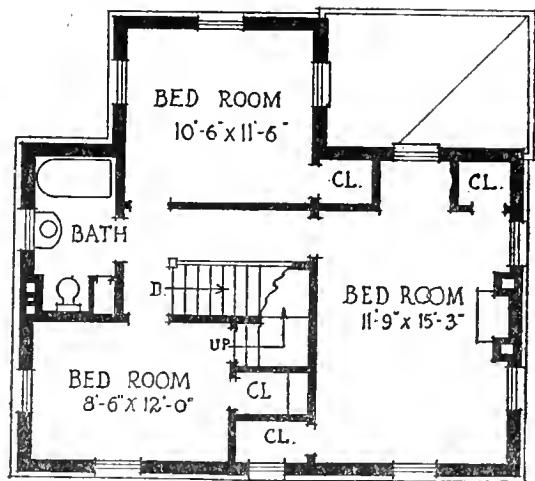


HOUSE No. 112

Designed by Emery J. Obler, Dayton, O.



First Floor



Second Floor

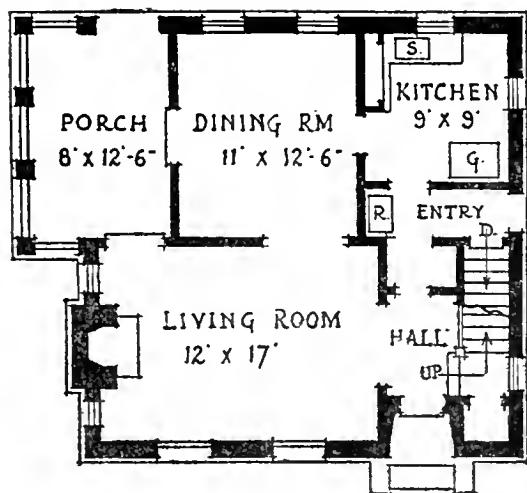
A SIMPLE type of brick Colonial house that would adapt itself well to any suburban location. It should be placed near the street with the rear reserved for a garden and lawn. The front should face west, thereby giving a southern exposure to the living room and eastern to the dining room. The kitchen has a window over-

looking the street and is well placed with respect to the dining room and entrance hall. The bedrooms are of good size and well equipped with closet space. The dimensions of the house are 30 ft. across the front, and 28 ft. deep. The ceiling height of the first floor rooms is 8 ft. 6 in. and of the second, 8 ft.

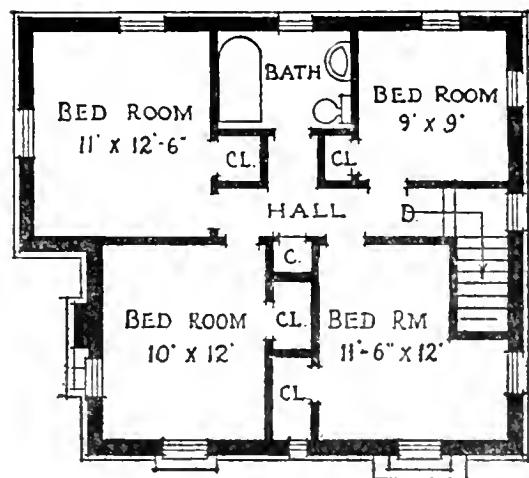


HOUSE No. 113

Designed by Ed. Berg and Stan. Pennock, Utica, N. Y.



First Floor



Second Floor

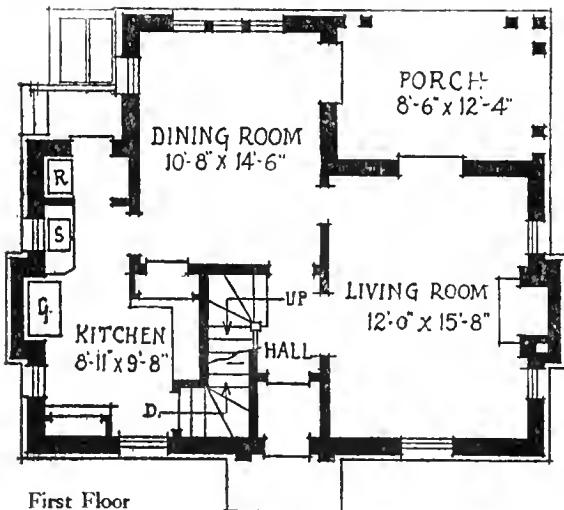
THIS house has a dignity in its design that makes it particularly suited to brick construction. It would look well in a suburban location and would fit a corner or inside lot of 50-ft. frontage. The front should face east or northeast. A terrace along the front with the large living room windows opening onto it would be

an attractive feature. The garden, if on a corner lot, could be at the left opposite the porch, or at the rear, if an inside lot is selected. The first floor rooms are nicely grouped and the glazed porch is attractive viewed from either living room or dining room. The dimensions of the house are 27 ft. by 31 ft., and both floors are 8 ft. high.

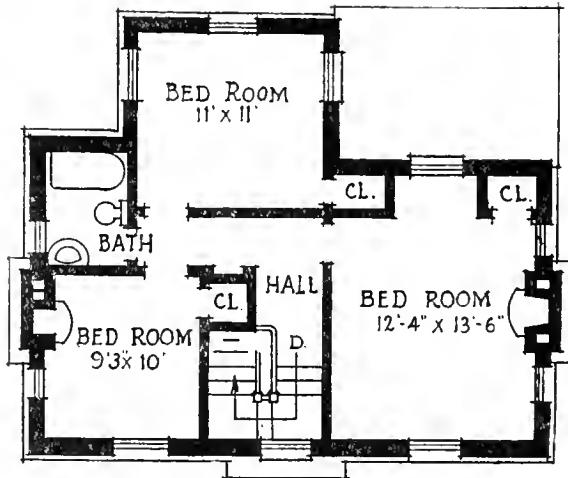


HOUSE No. 114

Designed by E. P. Crocheron and L. T. Hazard, New York, N. Y.



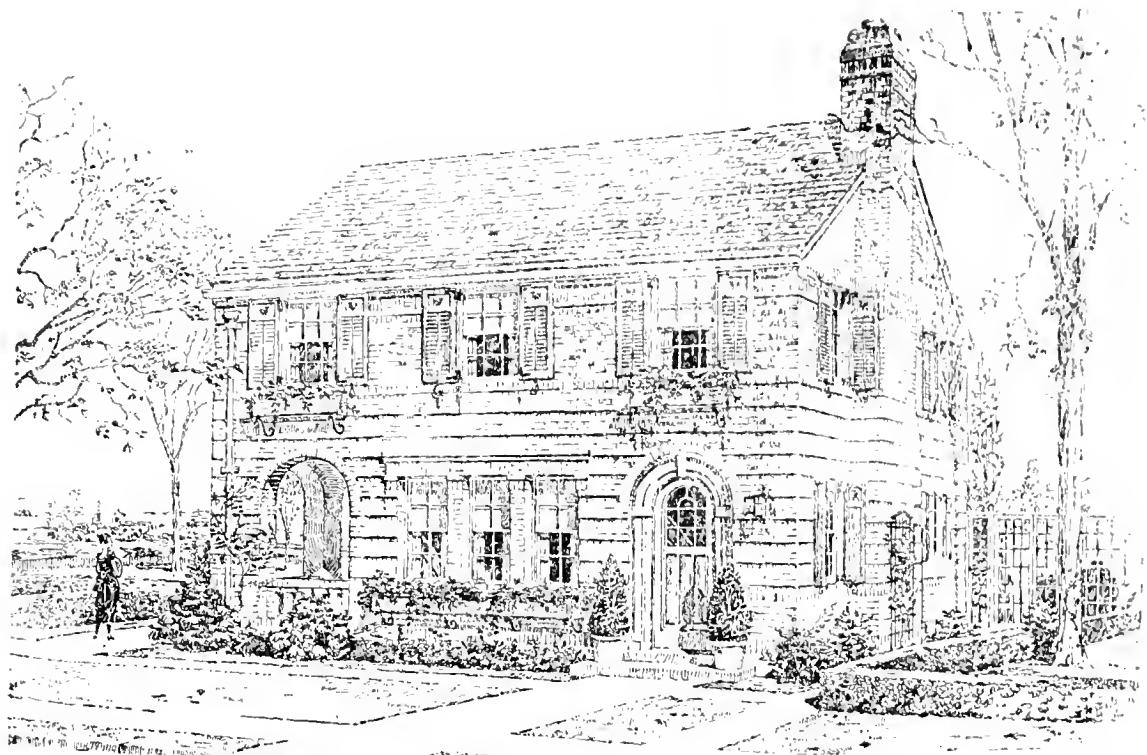
First Floor



Second Floor

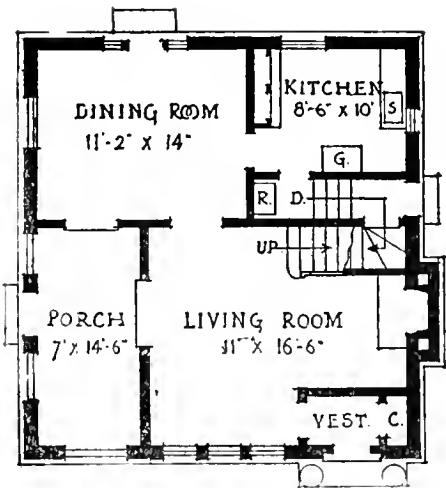
THIS house has a dignified Colonial doorway as its principal exterior feature. It is well suited to a suburban plot of 50-ft. frontage and can be placed near the street with the rear reserved for a lawn and garden treatment where privacy may be enjoyed. The kitchen is con-

veniently arranged and is equipped with built-in dressers instead of having a separate pantry. A window facing the street insures a pleasant outlook. The house is 32 ft. across the front and 26 ft. deep. The first floor rooms are 8 ft. 2 in. high and the second, 8 ft. The front should face west.

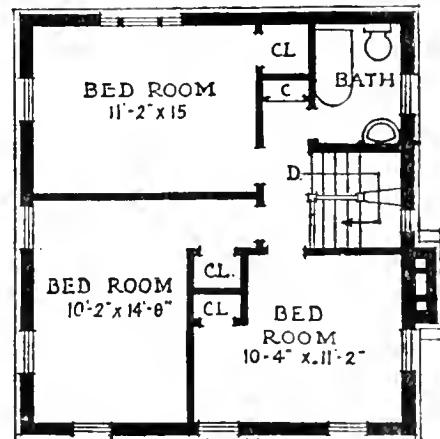


HOUSE No. 115

Designed by Christian F. Rosborg, New York, N. Y.



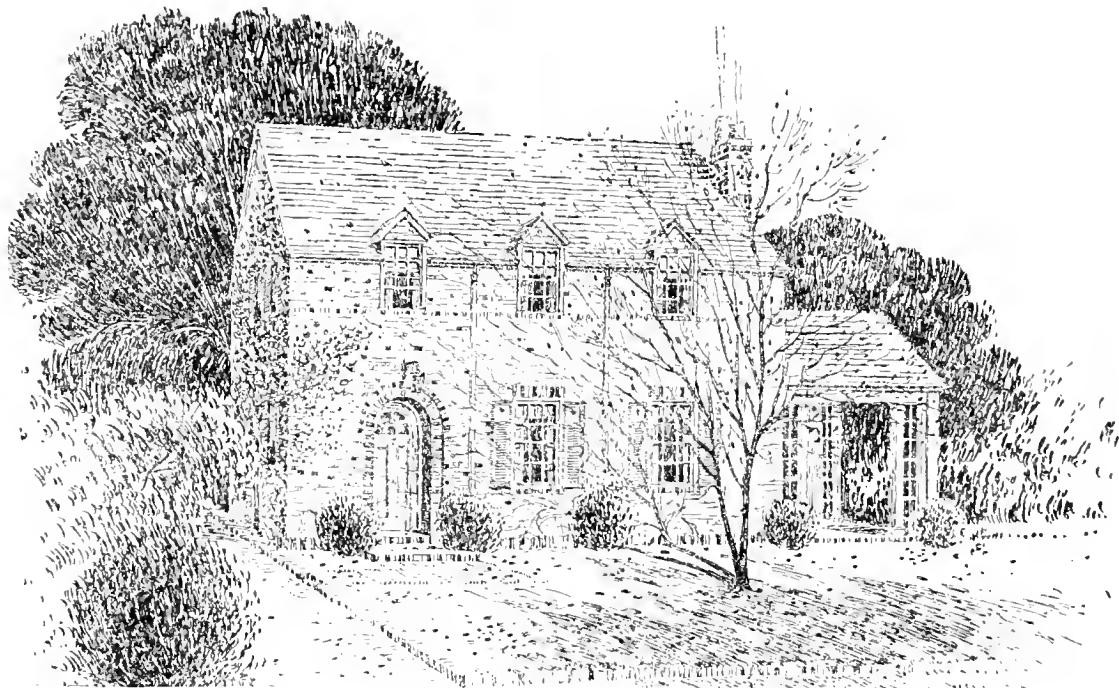
First Floor



Second Floor

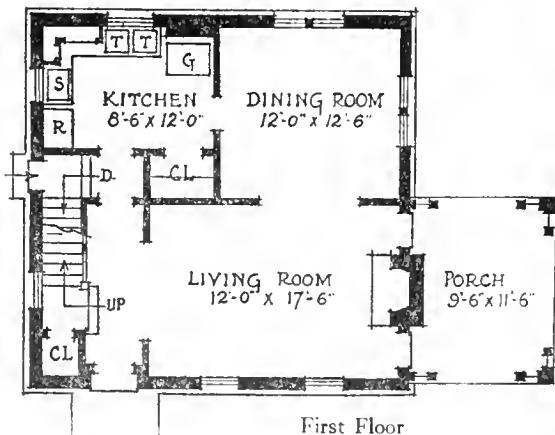
THE entrance to this house is directly into the living room, but an ample vestibule with coat closet would shut off drafts in cold weather. The staircase starts from the living room, and with the vestibule, frames an ingle nook about the fireplace that would make a pleasant feature.

The porch overlooks the street and side lawn. Additional lawn and garden could be had in the rear in line with the dining room windows. The dimensions of the house are 26 ft. by 28 ft. The ceiling heights are 8 ft. for both floors. The front should face northeast.

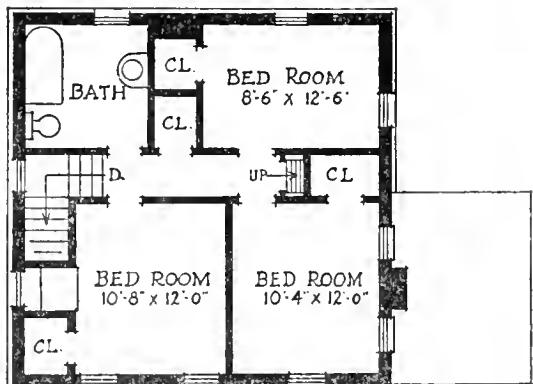


HOUSE No. 116

Designed by F. Keally and O. Staiber, New York, N. Y.



First Floor



Second Floor

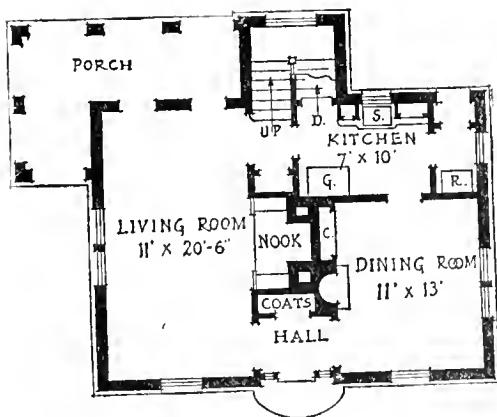
THIS little house would be charming in its simplicity set well back from the street with an ample lawn. It could be set close to the lot line on the left to allow space for some garden treatment around the porch at the right. The plan is very compact on both floors and the principal rooms of the first floor are arranged to give as great a sense of space as possible. The

kitchen is convenient, and supplied with closets and built-in dresser instead of a separate pantry. The dimensions of the house are 36 ft. across the front and 26 ft. deep. The ceiling height of the first floor is 8 ft. and of the second, 7 ft. 6 in. The house could be built inexpensively because of its compact plan and general simplicity. The front should face southwest.

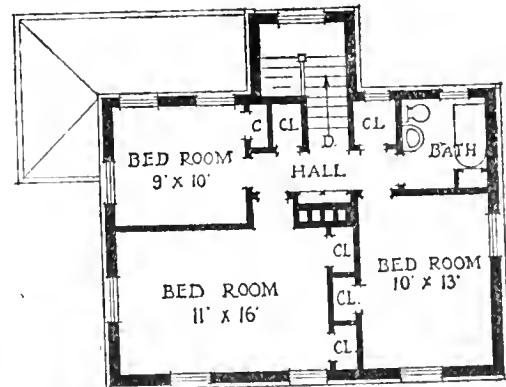


HOUSE No. 117

Designed by W. Marcovitch and W. Thies, Dayton, O.



First Floor



Second Floor

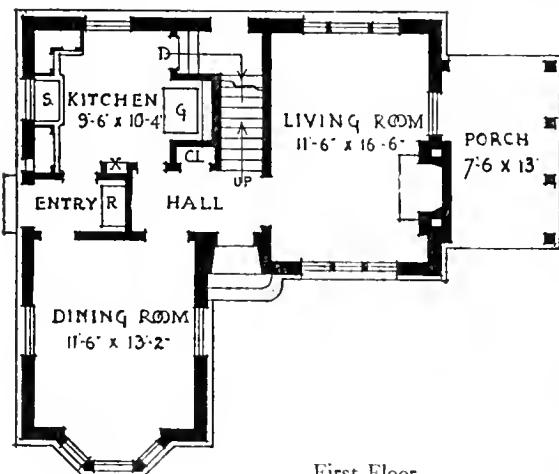
THIS design recalls the substantial square brick houses that were built by the old sea captains of New England. It has full height square rooms on the second floor and a cozy arrangement of rooms on the first floor. The staircase is at the rear and is attractively arranged in a separate projection with a large Colonial window on the landing. The living room fireplace

is set in an ingle nook, thereby increasing the size of the room, which is of generous proportions. The porch is composed of a series of brick arches giving a cloister effect that is very quaint and would harmonize with an old-fashioned garden. The dimensions of the house are 36 ft. by 28 ft. The height of the ceilings on both floors is 8 ft. The house should face southeast.

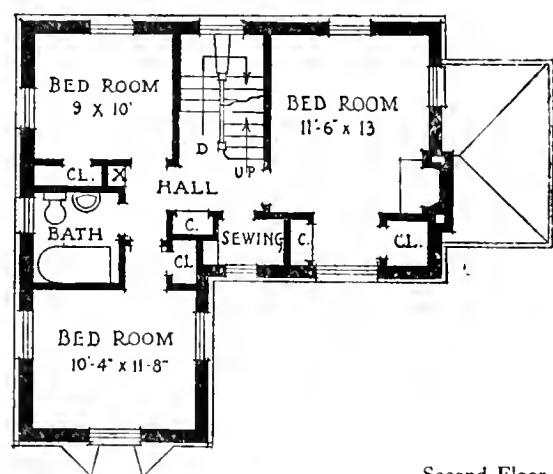


HOUSE No. 118

Designed by Frank A. Spangenberg and Earl Martin, Buffalo, N. Y.



First Floor



Second Floor

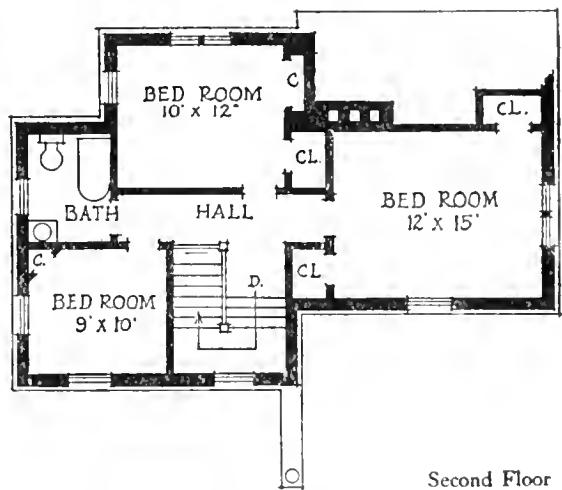
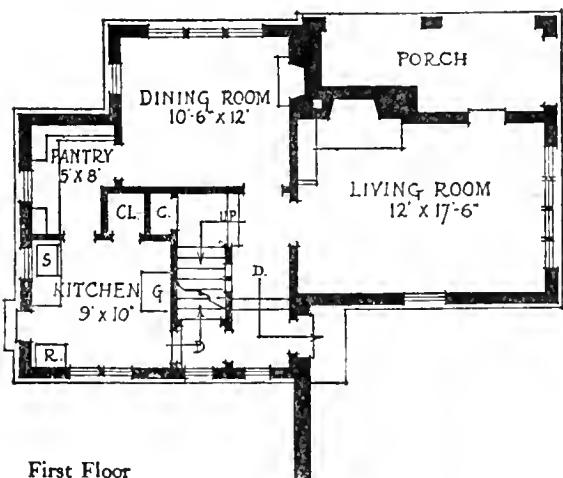
THIS attractive house has a plan which insures pleasant, sunny rooms at any time of the day and the best of light and air, since most of the rooms have windows on three sides. It will fit a hillside lot as well as a level one and would look particularly well on a corner lot. It is conveniently planned, the rooms are comfortably large, the kitchen is convenient and well located with respect to the dining room and

entrance hall. A space for the sewing machine off the upstairs hall and a clothes chute (marked X on the plan) are special conveniences. The dimensions of the house are 32 ft. by 38 ft. and the ceiling heights 7 ft. 10 in. and 7 ft. 6 in. It would be somewhat more expensive to build than a house with a square plan, but the resulting fine room exposures would be worth the additional outlay. The house should face southwest.



HOUSE No. 119

Designed by R. L. Walker, New York, N. Y.



First Floor

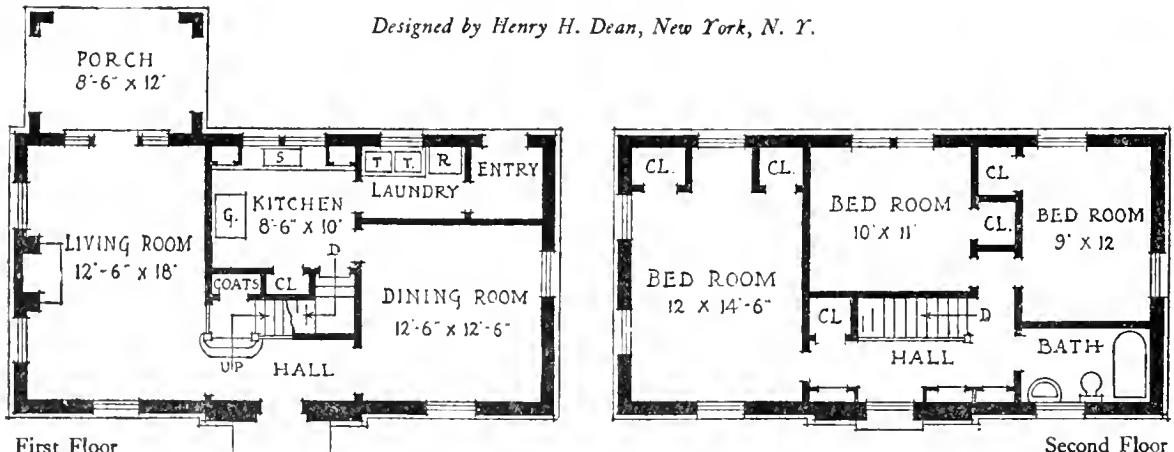
Second Floor

THIS house based on modern English designs would be very attractive built. It could readily be adapted to a hilly or level site and could be placed in a number of different positions depending upon the shape of the lot and the exposure. If the lot is narrow the living room end can be turned toward the street as shown in the illustration. With a wide frontage and a good view at the rear, the kitchen and long side of

the living room should face the street. In either position the best exposures would be had for the principal rooms if the living room end faced southwest. The floor plan is attractive; the rooms are comfortably large and conveniently arranged. The front door can be reached directly from the kitchen. The bedrooms have cross-ventilation and good closets. The dimensions of the house are 38 ft. by 25 ft. The ceiling height of both floors is 8 ft.



HOUSE No. 120

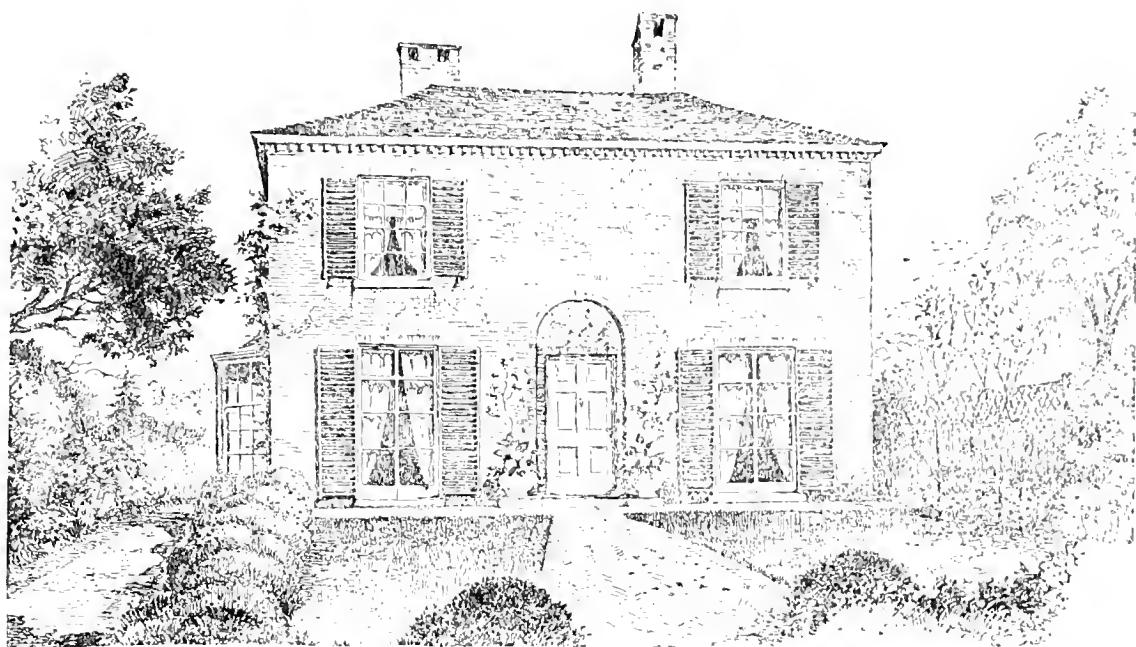
Designed by Henry H. Dean, New York, N. Y.

First Floor

Second Floor

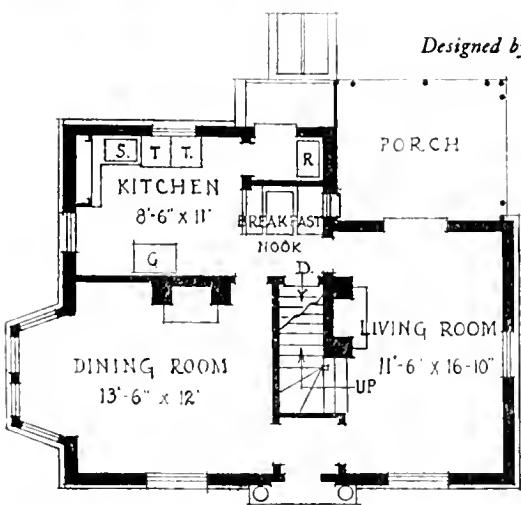
THERE is a sense of dignity in the design of this house that makes it appropriate for a suburban or small city location, and though in reality a small house, it would hold a prominent place among the usual large suburban houses. It could be placed near the street or set back some distance, depending upon the location of adjoining houses. There should be a level lawn with wide walk leading to the house to give it a proper setting. The principal rooms face the

street and the front should be toward the southeast to obtain the best exposure. The exterior is designed for two tones of brick with the darker shade used for the corners and the pattern on the walls. The interior is arranged on the scheme of a large house with the principal rooms either side of the entrance hall. The dimensions of the house, including the porch, are 28 ft. by 37 ft. The height of the first floor rooms is 8 ft. and of the second, 7 ft. 10 in.

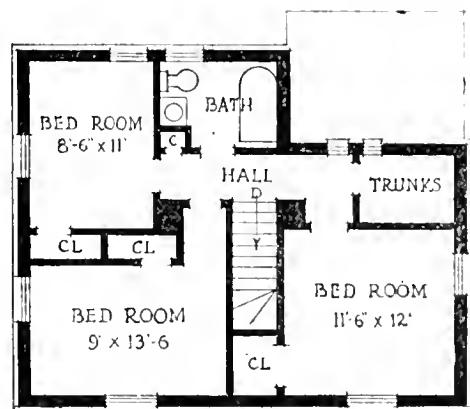


HOUSE No. 121

*Designed by F. J. Hartwig and L. J. Keimig
New York, N. Y.*



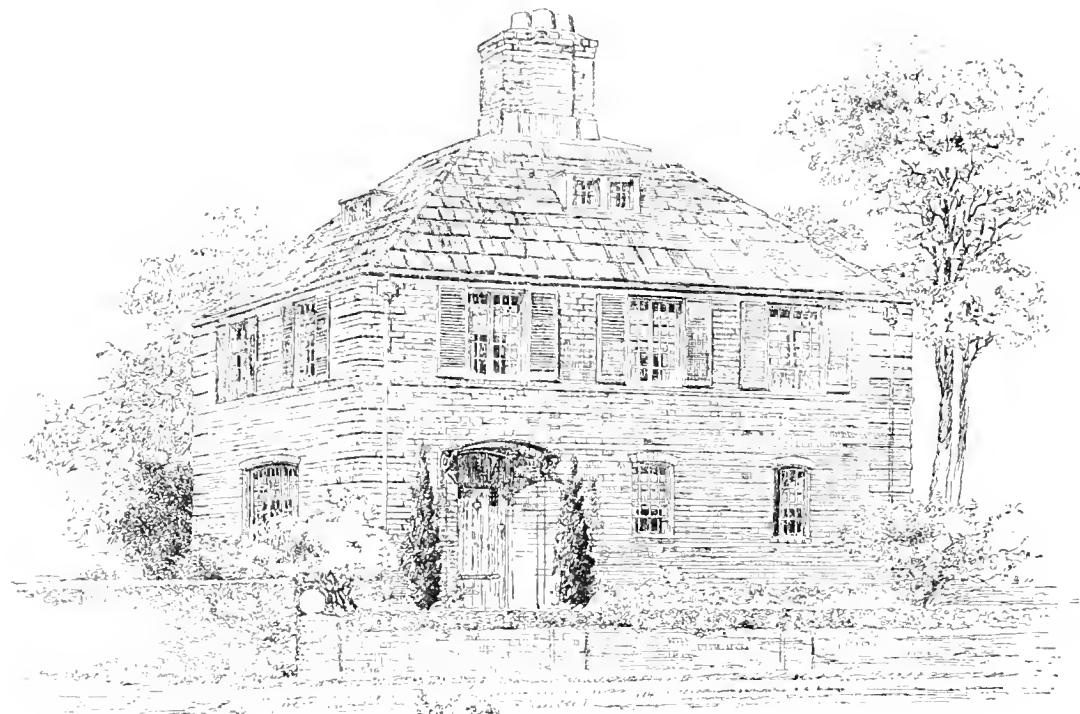
First Floor



Second Floor

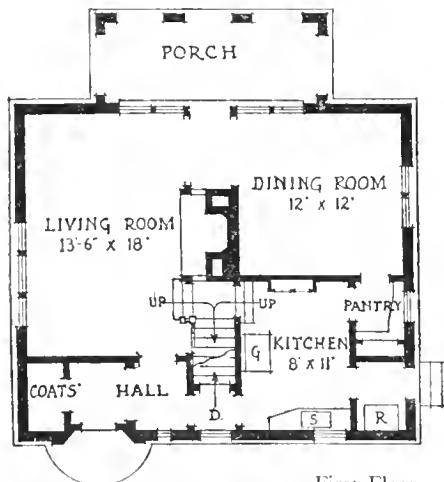
THERE is an old fashioned simplicity about this house that makes it look like a comfortable home. It has full square rooms and big windows after the manner of the houses of the late Georgian period in England. It would look well set up from the road with a drive at the left leading to a garage. A small flower garden could be planted at the rear of the porch, separated from the kitchen yard by a hedge or fence. The house should face northwest; this will permit

the morning sun to make the deep bay in the dining room a cheerful feature. The breakfast nook, if not desired, could be turned into a pantry; and similarly, on the second floor the trunk storage, if desired, could be added to the bedroom making it the size of the living room below. The walls are suggested to be built of comparatively smooth-surfaced brick. The extreme dimensions of the house are 34 ft. by 28 ft. The first floor rooms are 8 ft. high; the second, 7 ft. 6 in.

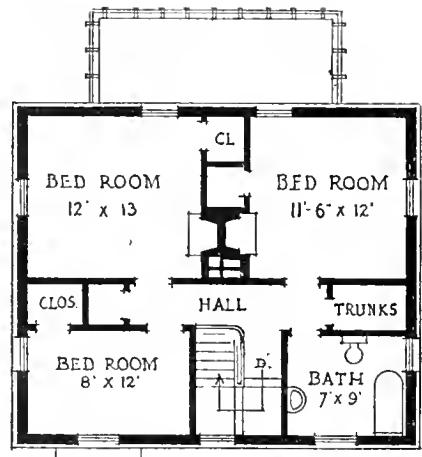


HOUSE No. 122

Designed by Russell S. Simpson, Sewickley, Pa.



First Floor



Second Floor

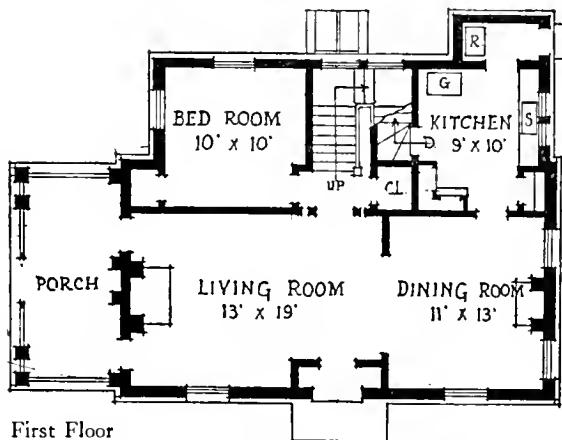
THE massive chimney of this house suggests cheery open fires within. There is a substantial look to the house that would make it appear, even when new, as though it had always existed. The interior arrangement is informal and it would be attractive to live in. All the bedrooms have cross ventilation and full height ceilings, the ceiling height of both floors being

8 ft. The kitchen is placed on the front so that the rear may be treated as a garden and enjoyed from the living rooms and porch. The front should face northeast. If desired the long side of the living room may be turned toward the street, in which case it should face east. The extreme dimensions are 30 ft. by 32 ft., and in either position it would fit a 50-ft. lot.

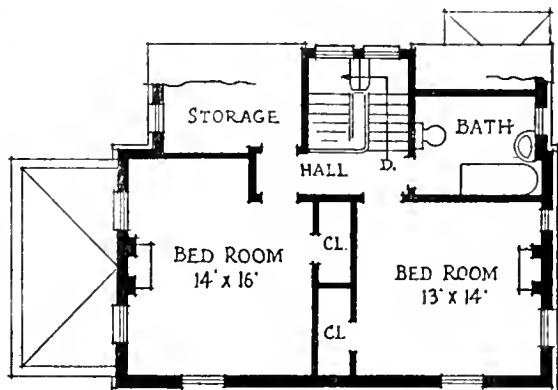


HOUSE No. 123

Designed by H. C. McLaughlin and E. W. Drury, Chattanooga, Tenn.



First Floor



Second Floor

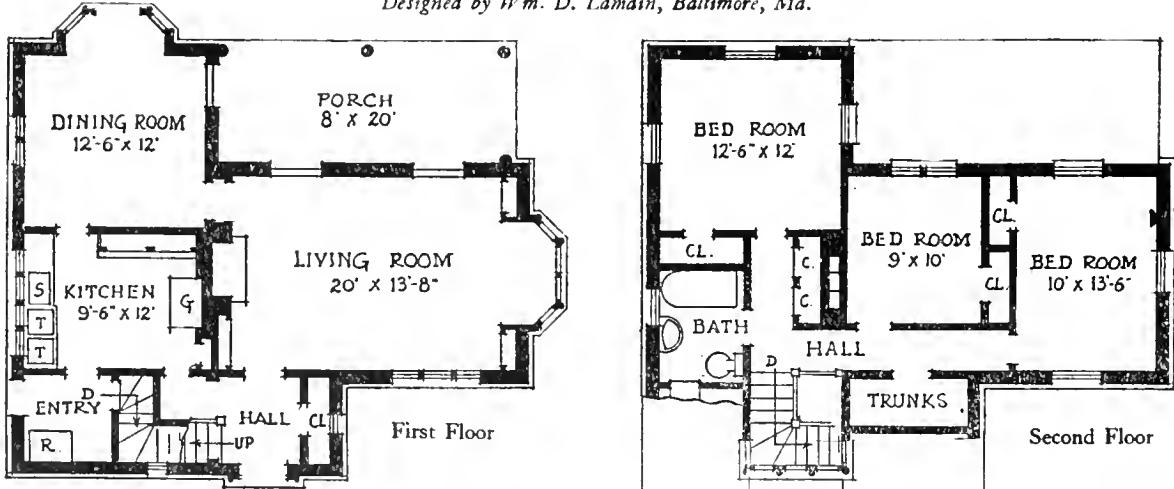
DIGNITY and formality characterize this design, making it suitable for a suburban or small city house. It should set back from the street to allow an ample approach and should face southeast. A grass or brick terrace across the front, bounded by a hedge, would give the house a splendid setting. It has high ceilings, the first floor being 10 ft. high and the second, 9 ft. 6 in., and would command attention even among houses of much larger size. The front of the

house is given over to living and dining rooms with a vestibule at the entrance. The stairs are located separately at the rear and there is a bedroom on the first floor which could be used for a study if desired. Each of the principal rooms is provided with a fireplace, but those on the second floor could be omitted if desired. The extreme dimensions of the house are 40 ft. by 29 ft. A garage can be located in the rear with a drive on the right side.



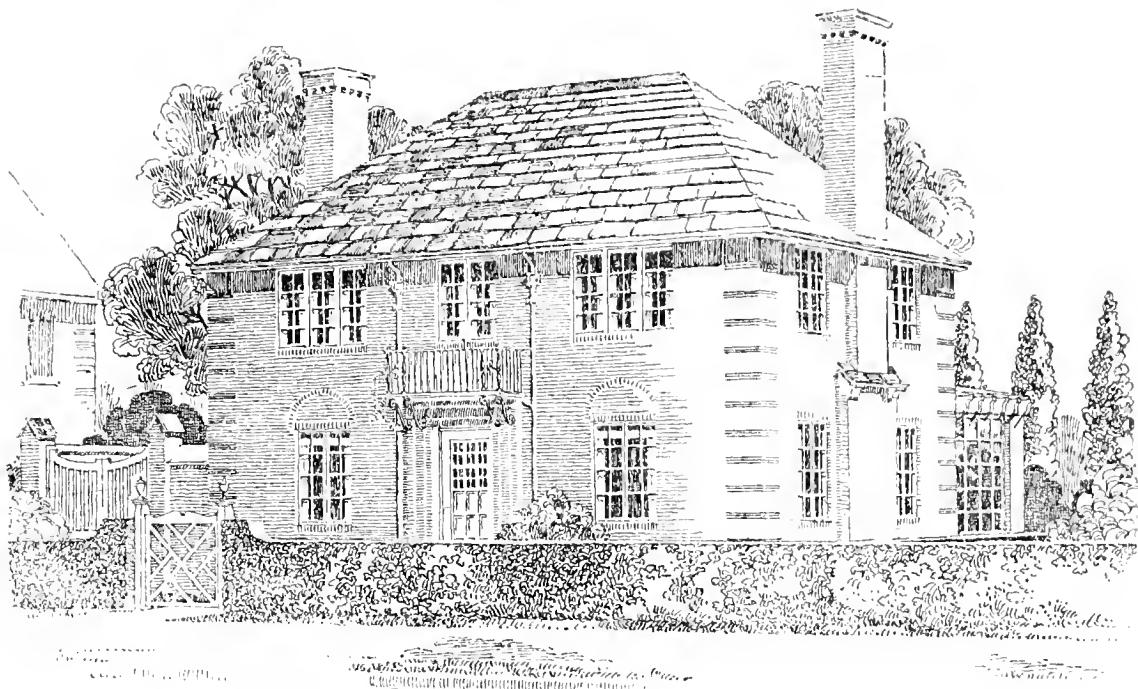
HOUSE No. 124

Designed by Wm. D. Lamdin, Baltimore, Md.



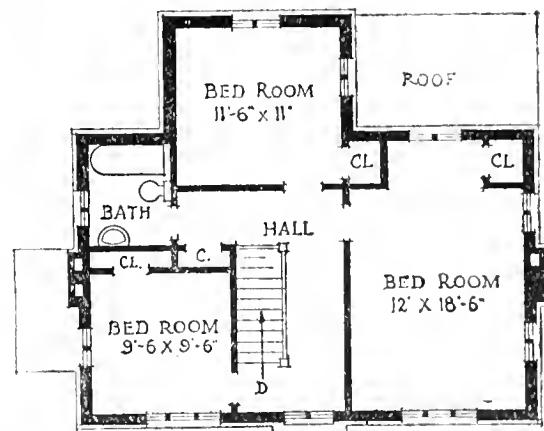
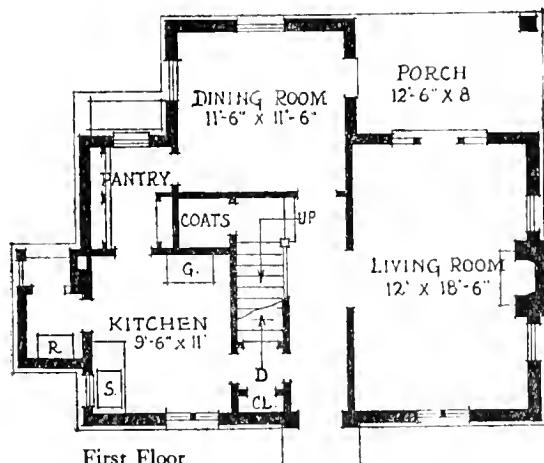
THIS house could be built on practically any site that had a level space at the rear to afford a lawn on the dining room and porch side. It is of picturesque design with suggestions of the English cottage. All its sides are interesting and any one of them could face the street, the entrance facing northwest. It is conveniently planned and has a fine living room with light on three sides. The extreme dimensions of the

house are 38 ft. by 32 ft. It would fit a corner lot well, but could also be placed on an inside lot of 50-ft. frontage. The rooms of the first floor are 8 ft. 3 in. high and those of the second, 7 ft. 9 in. The illustration shows the entrance side. The side toward the garden is equally attractive, and the pleasant arrangement of the porch with the living room and dining room would make the house especially livable in warm weather.



HOUSE No. 125

Designed by Daniel E. Shea, Springfield, Mass.



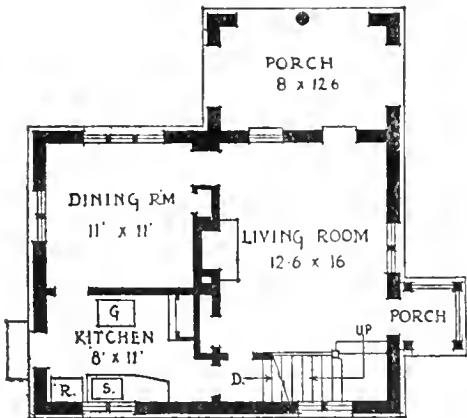
A GOOD type of house for a closely built up suburban community. It can be placed near the street with the rear reserved for garden and lawn where quietness and privacy can be enjoyed. The drive to a garage could be at the left and a wall or fence with gate would close off the kitchen yard from the street. The kitchen is conveniently arranged with refrigerator room and large pantry, and affords a pleasant view

of the street. The porch is on the rear and reached from both living and dining rooms. The bedrooms are of good size, the main one being the same as the living room. The house should face north or northwest to gain the best exposure for the living rooms. The extreme dimensions are 36 ft. wide and 28 ft. deep. The ceiling height of both floors is 8 ft. The plan is very spacious for a small house.

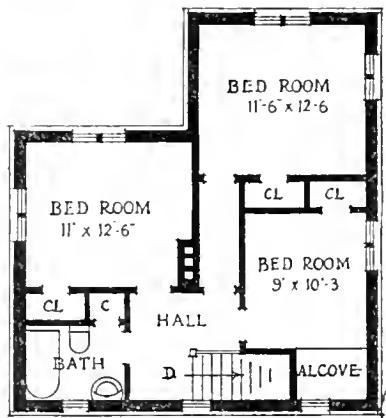


HOUSE No. 126

Designed by A. S. Nibcker, Jr., Los Angeles, Calif.



First Floor



Second Floor

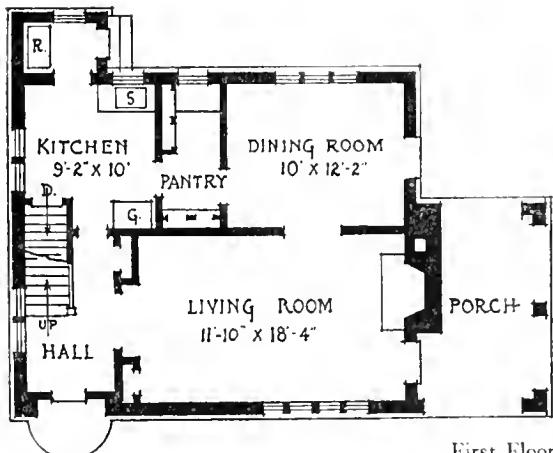
THE simplicity of this house will commend it to many. It can be built inexpensively and its well arranged rooms will provide a comfortable home. It can be placed in one of two different positions on the lot — with the entrance on the side as in the illustration, or on the front if the view of the street is more interesting, when this will be had from the porch. In either position the stair side should face northwest to give the best exposure to the living rooms. The bedrooms

have square ceilings and are well supplied with large closets. The rooms of both floors are 8 ft. high. The extreme dimensions of the house are 30 ft. by 30 ft., making it suitable for a lot of 50-ft. frontage. Dark-toned brick with occasional darker headers is recommended for the walls with the diaper pattern in the second story formed with dark headers. The roof should preferably be of slate and the exterior woodwork brown stained.

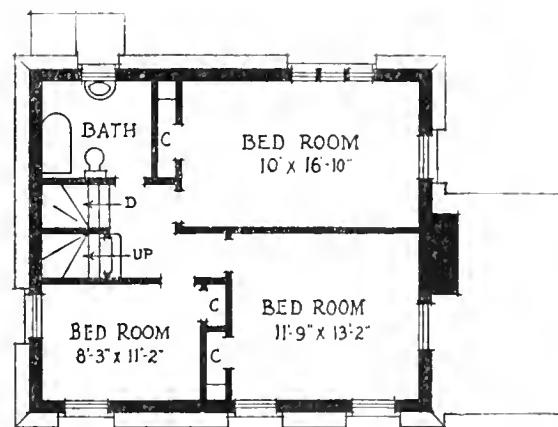


HOUSE No. 127

Designed by Albert Harkness, Providence, R. I.



First Floor



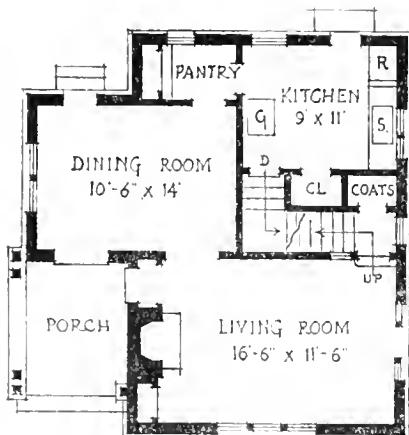
Second Floor

THERE is a comfortable cottage-like character to this house that would make it especially desirable for a country or small town home. Its simple gable roof broken by dormers would be very attractive and it has good wall spaces for vines to ramble over. The plan of both floors is direct and simple; the living room is of pleasing proportions and opens directly on the porch, which commands a view of the street and garden space. The house could be

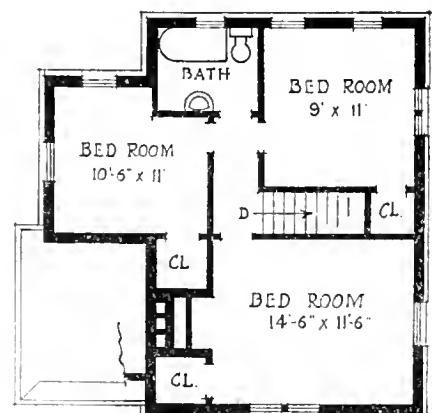
placed on a 50-ft. lot with sufficient space at the left for a drive to a garage, and the garden could be arranged about the porch and in view of the dining room. The house should face southwest. Weathered timber work in the dormers is suggested filled in with brick. The dimensions of the house are 37 ft. across the front and 28 ft. deep. The first floor rooms are 8 ft. 1 in. high and the second, 7 ft. 8 in. All bedrooms are amply lighted and have cross-ventilation.



HOUSE No. 128

Designed by Theodore Ross, New York, N. Y.

First Floor



Second Floor

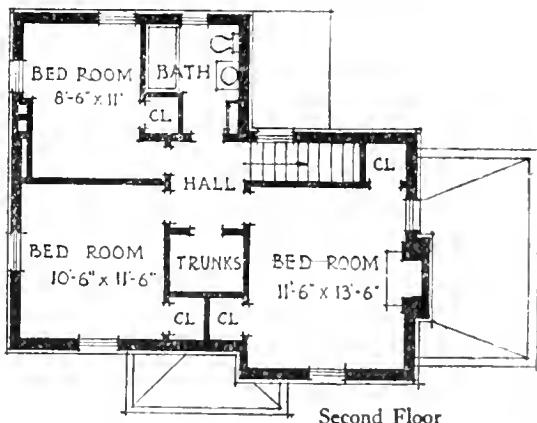
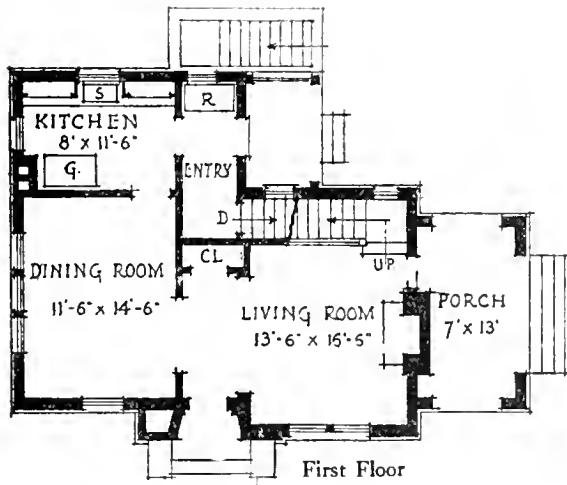
ALL sides of this house are interesting, and it could face the street as shown in the illustration, or the dining room could face the street; either way it would fit a 50-ft. lot. To obtain the best exposure for the principal rooms the long side of the living room should face southeast. The house could be set back from the street and the garden arranged in front, or the garden might be in the rear reached by a French

window from the rear of the dining room. The house is of English Tudor design and could be carried out nicely in brick with suggestions of half timber work in weathered oak or chestnut around the porch. The dimensions are 28 ft. across the front and 28 ft. deep. The rooms of both first and second floors are 8 ft. 6 in. high. The plan is compact and presents a very livable arrangement with especially good bedrooms.



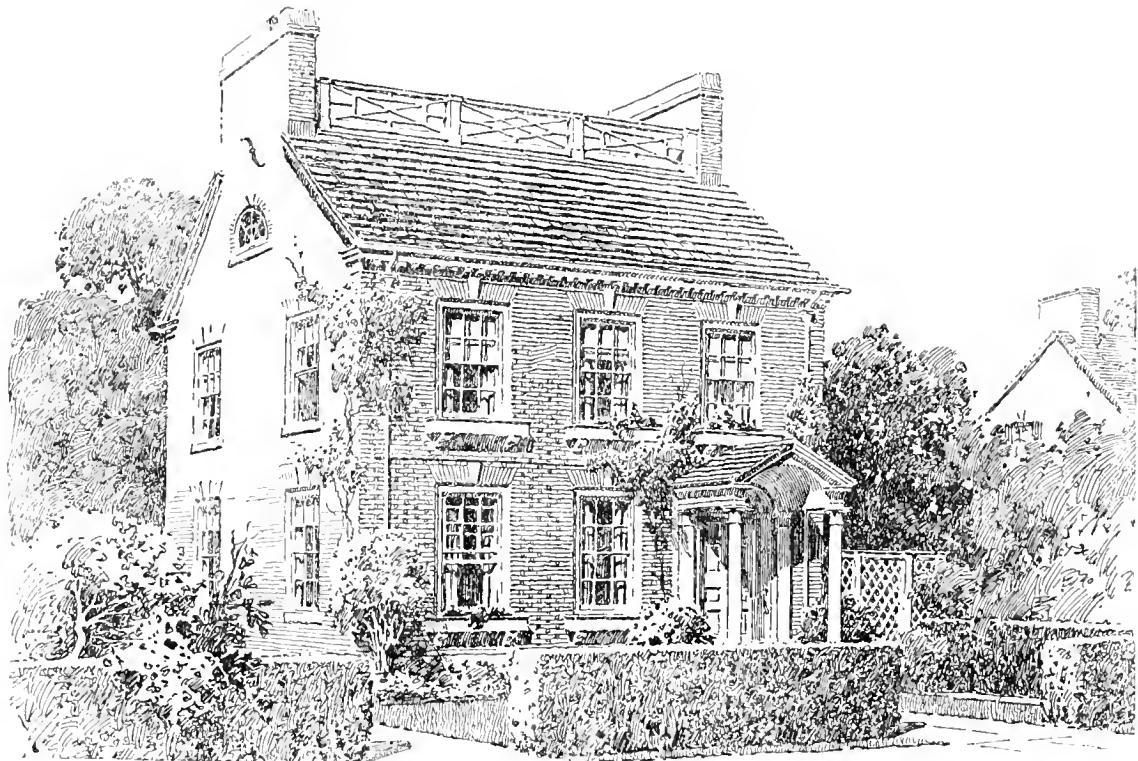
HOUSE No. 129

Designed by Ernest Wilson Boyer, Pittsburgh, Pa.



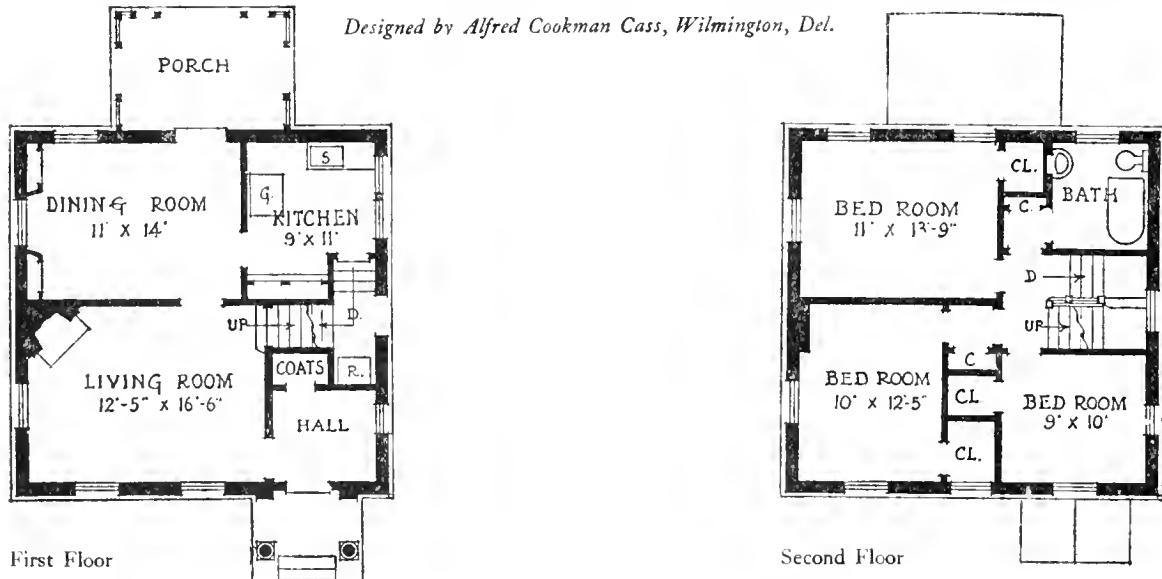
THE design of this house is based on no special style and it would accordingly harmonize with the houses of any community. It would be best located on a corner lot with the front parallel with the long frontage. In this arrangement a garage could be placed at the right end of the lot opposite the porch and with a short drive from the street. The garden would fit in well between the porch and garage. The

front of the house should preferably face the southwest; this will give good exposure to the principal rooms and morning sun to make the kitchen cheerful. The overall dimensions are 38 ft. by 27 ft. The first floor rooms are 8 ft. 3 in. high and the second, 8 ft. The plans of both floors are compact. The first floor rooms are arranged to give a feeling of space and the bedrooms are well equipped with closets.



HOUSE No. 130

Designed by Alfred Cookman Cass, Wilmington, Del.



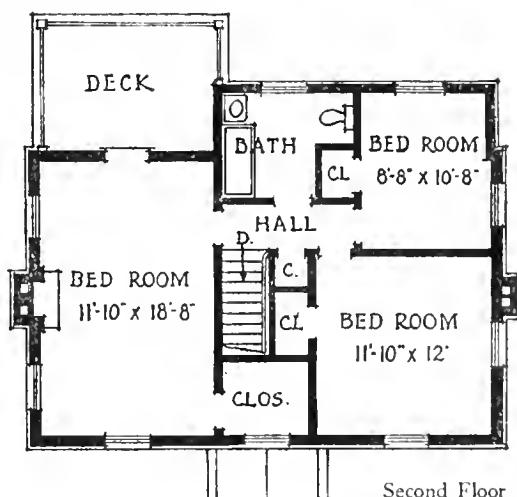
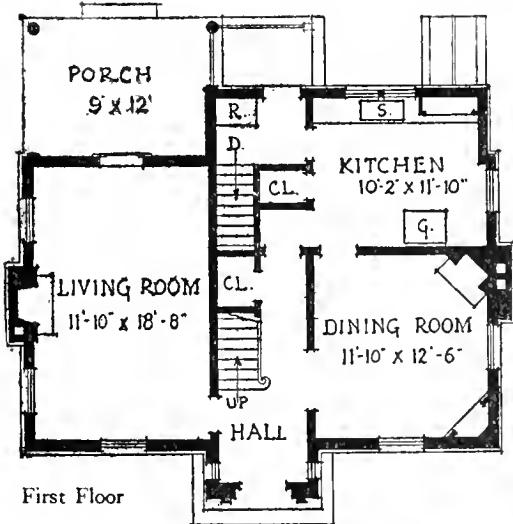
THIS is an essentially suburban type of house suggestive of the prim houses built in and around Philadelphia in Colonial days. It will make a dignified addition to any residential street. The plan is very compact and the simplicity of construction would enable it to be built inexpensively. The porch is on the rear,

reached from the dining room. A pleasant garden could be arranged on this part of the lot, secluded from the street. The drying yard could be enclosed in a lattice fence on the kitchen side. The dimensions of the house are 26 ft. by 34 ft. The ceiling heights for first and second floors are 8 ft. and 7 ft. 6 in. respectively.



HOUSE No. 131

Designed by Alexander Beresniakoff and Wm. Koellmer, New York, N. Y.



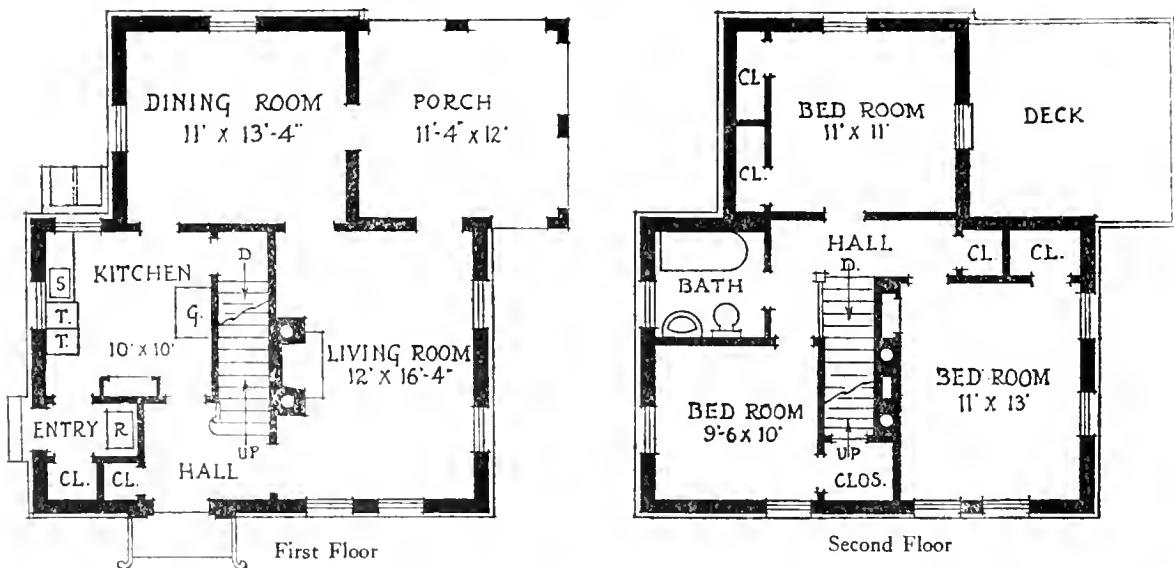
A COLONIAL house that would look well set close to the street in a suburb or small town, with the left side of the space in the rear devoted to a garden. The remainder of the plot can be occupied by a garage, drying yard, and kitchen garden. The dimensions of the house are 32 ft. by 32 ft. It would fit a 50-ft. lot or could occupy

a corner lot to advantage. The front should face southeast to give the best exposure to the living rooms. The height of the first floor rooms is 8 ft. and of the second, 7 ft. 8 in. The enclosed stoop, the row lock sill course, and the brick quoins add a charm consistent with the simple lines of the facade.



HOUSE No. 132

Designed by I. F. Heyl and J. W. McClymont, New York, N. Y.



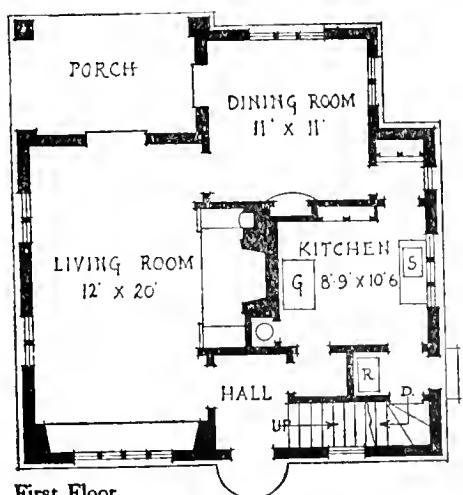
THIS design shows the simplest Colonial treatment and is equally suitable for a suburban or small town location. It can be placed close to the street with the rear of the lot reserved for a lawn and garden to be enjoyed from the porch. A frontage of 50 ft. will be ample. The

rooms on the first floor are independent units without wide connecting doorways. This affords coziness without making the house appear small. The maximum dimensions are 30 ft. by 32 ft. The floor heights are 8 ft. 4 in. and 8 ft. for first and second floors. The front should face west.

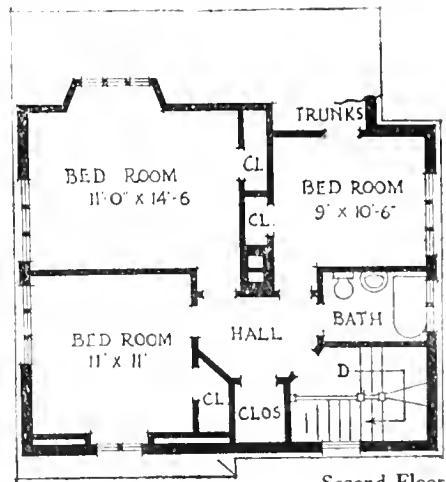


HOUSE No. 133

Designed by William J. Mooney, Jamaica Plain, Mass.



First Floor



Second Floor

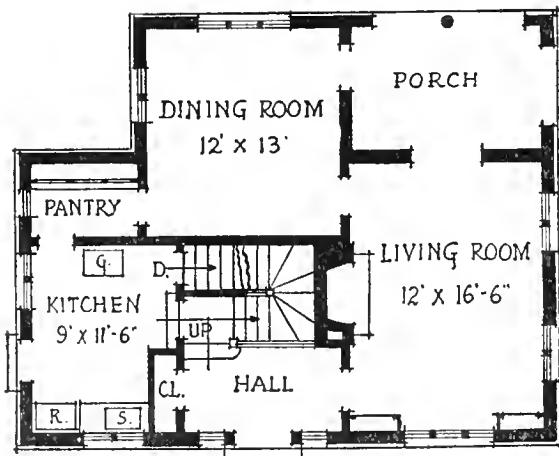
THIS interesting little house is derived from the English cottage. It has a nice relation between the rooms on both floors; the living room is large, well lighted and has a pleasant feature in the fireplace ingle with seats on either side. The hall is simply a vestibule space with an entrance to the kitchen through a coat closet. The kitchen is conveniently arranged. The ex-

treme dimensions of the house are 28 ft. by 30 ft. It could be located on a 50-ft. lot with the entrance to the garage at the right. The lawn and garden could be at the rear, opposite the porch. On the second floor there are three bedrooms reached from an ample hall. The ceiling heights are 7 ft. 10 in. and 7 ft. 6 in. The front should face northeast.

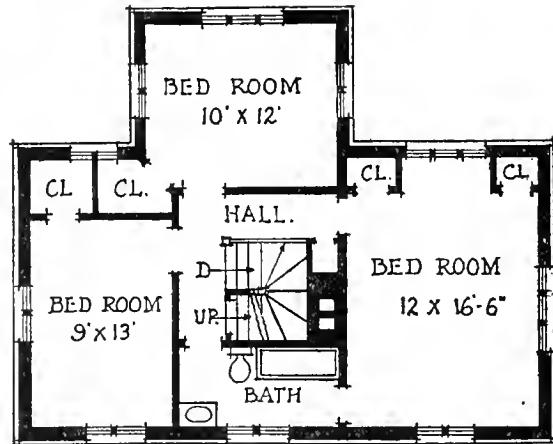


HOUSE No. 134

Designed by M. Bouliccaut, St. Louis, Mo.



First Floor



Second Floor

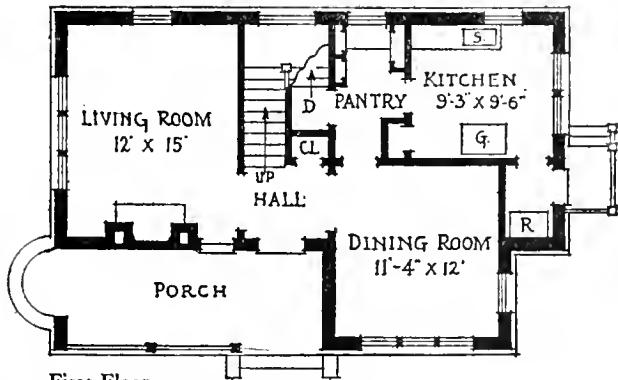
THIS house is planned to be placed near the street, and facing the northwest. The living rooms will have southern exposure and the rear of the lot should be developed with a lawn and garden to afford a pleasant outlook. The illus-

tration shows a view of the rear. The extreme dimensions are 33 ft. by 27 ft. The ceiling heights are 8 ft. in both stories. The first floor is pleasantly arranged and the second has good bedrooms with ample closet space.

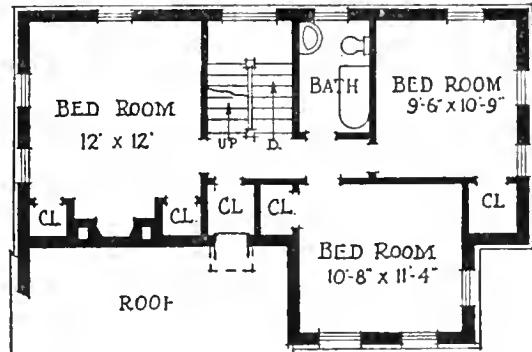


HOUSE No. 135

Designed by Charles Dana Loomis, New York, N. Y.



First Floor



Second Floor

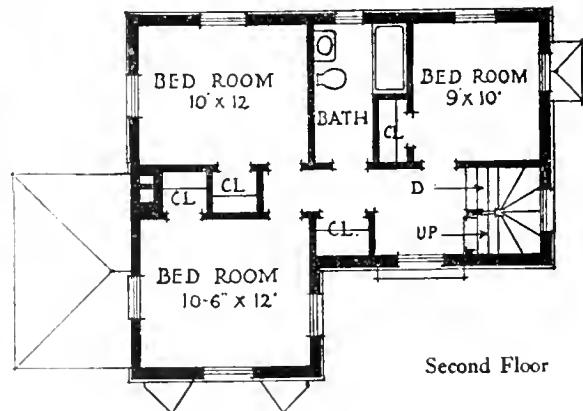
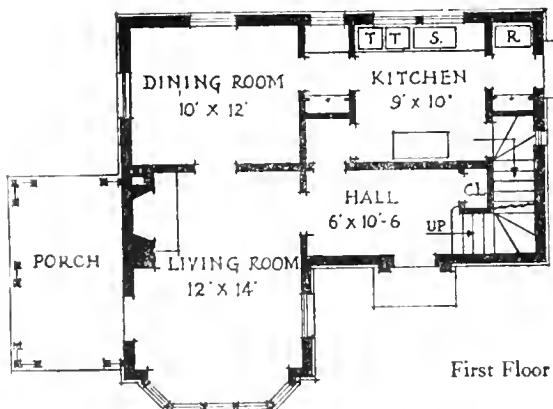
A SIMPLE house that would look equally well on a level lot or one sloping toward the street. It could be placed in two different positions, depending upon the frontage. If the lot is narrow the living room end could be turned toward the street, and if the frontage is 60 ft. or more it could be placed as shown in the illustration. In either case the end of the living

room should face south or southwest. The plan would make a very livable house. The principal rooms are arranged to make the interior look as large as possible and the kitchen is most convenient. The second floor is well provided with closet space. The extreme dimensions are 36 ft. by 24 ft. The height of the first floor rooms is 8 ft. and the second, 7 ft. 10 in.



HOUSE No. 136

Designed by Howard A. Goodspeed, West Medford, Mass.



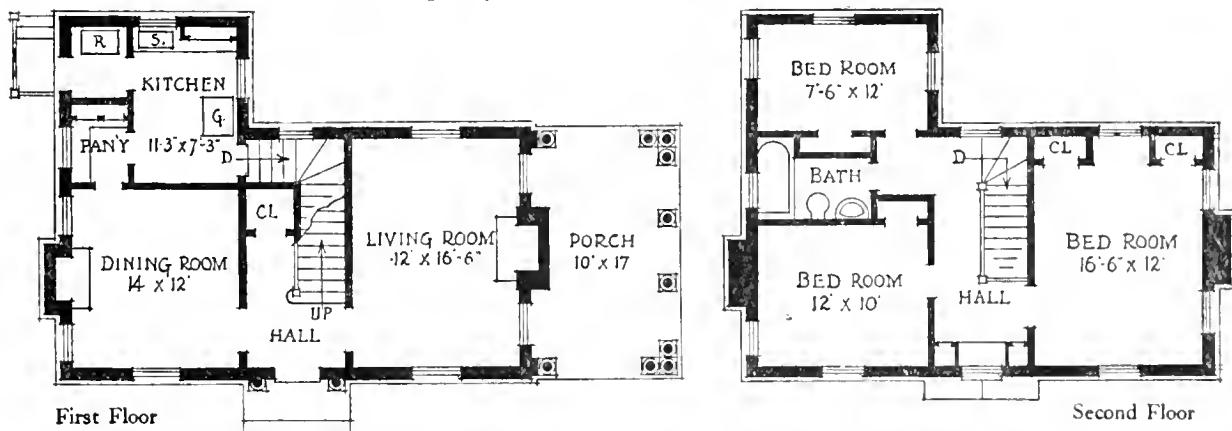
THIS house is modern in character but possesses many Colonial features. It could be placed on a corner lot with the front on the narrow side as shown in the illustration, or it could equally well occupy an inside lot. The garage in the first arrangement could be reached from the side street, and in the other by a drive past the kitchen. The garden in either arrange-

ment would be at the left side of the rear and viewed from the porch and dining room. The front should face the southeast to give sunny exposures to the principal rooms. The living room is especially attractive with the broad bay window. The dimensions of the house are 38 ft. across the front and 28 ft. deep; the floor heights are 7 ft. 10 in. and 7 ft. 6 in.



HOUSE No. 137

Designed by Robbins Lewis Conn, New York, N. Y.



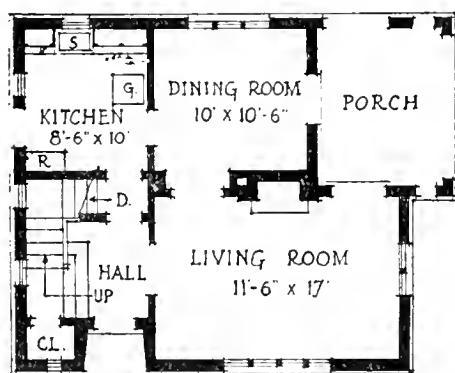
THIS design shows a dignified handling of the Colonial style and is a good type of house for a suburban location. It can be placed near the street. The outlook for the principal rooms is from the front, and to obtain the best exposure it should face north; this gives morning sun in the dining room and sun all day in the

living room. The house would best fit a corner lot with the long side the principal frontage. A lawn and garden could then be had opposite the porch and a drive to the garage at the rear past the kitchen. The dimensions of the house are 44 ft. by 26 ft. The first floor rooms are 8 ft. 3 in. high and the second, 7 ft. 6 in.

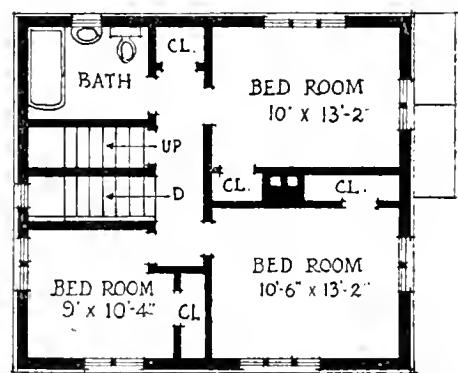


HOUSE No. 138

Designed by Fritz Steffins and Earl Purdy, Ithaca, N. Y.



First Floor



Second Floor

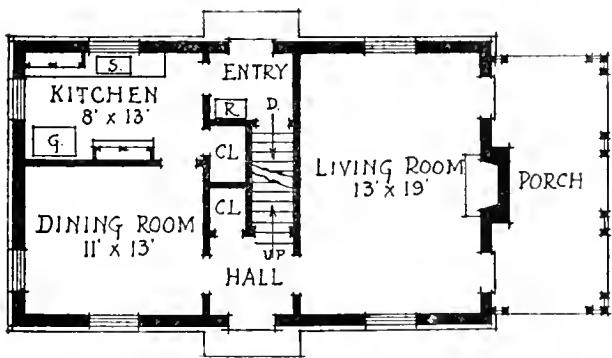
A SIMPLE house derived from the style of the English cottage that could be placed close to the street with good effect. It should face west, giving morning sun in the dining room and a southern exposure to the porch. If the lot on which it is placed is sufficiently wide, the south side could be used for the garden and lawn, where it would be pleasantly viewed from the porch.

The arrangement of the rooms is compact and convenient. The dimensions of the house are 30 ft. by 25 ft. The rooms of the first floor are 8 ft. high and those of the second, 7 ft. 10 in. All the bedrooms have cross ventilation and good closets. There is good storage space in the attic. The house could be built inexpensively because of its simple composition.

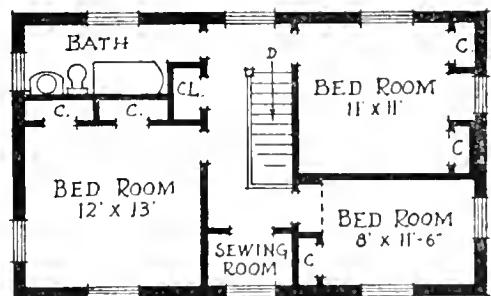


HOUSE No. 139

Designed by Herman Brookman and Karl Bradley, New York, N. Y.



First Floor



Second Floor

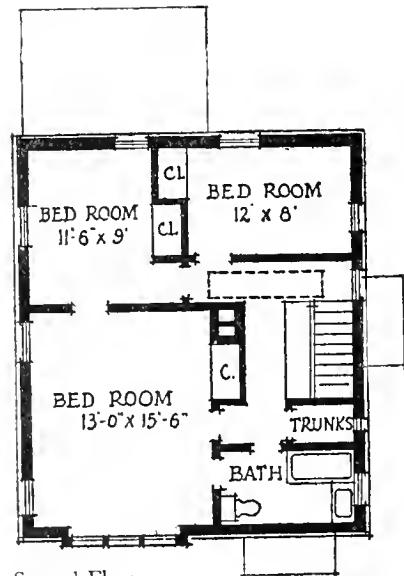
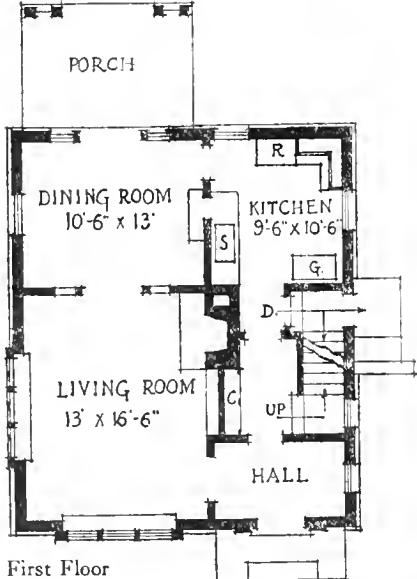
THERE is solidity and an expression of good breeding about this house that would make it a welcome addition to the best community. It is modeled after the small Georgian houses of England. It would look well placed close to the road and if on a corner lot with the front parallel to the long side, the garage could be placed at the extreme right, opposite the porch with the garden between. A hedge along the street

will give a setting to the house and afford privacy for the garden. A good exposure would be northwest for the front. This will give morning sun in the dining room and afternoon sun for the living room and garden. The dimensions of the house are 43 ft. by 20 ft. 6 in. The rooms are of good size; the ceiling height on the first floor is 7 ft. 10 in. and on the second, 7 ft. 6 in. A place for the sewing machine upstairs is a convenience.



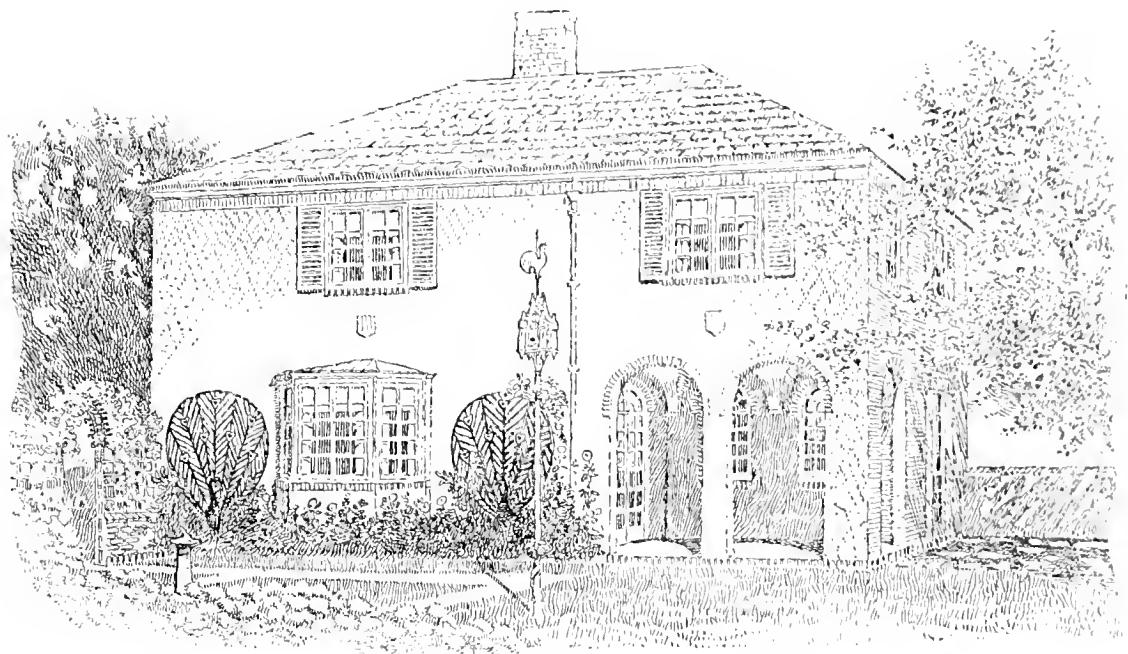
HOUSE No. 140

*Designed by Claude Bragdon
Rochester, N. Y.*



THERE is a special compactness about the plan of this house and a simplicity in its exterior design that would make it inexpensive to build. It furthermore has a fine sense of dignity and it would look well in any suburban

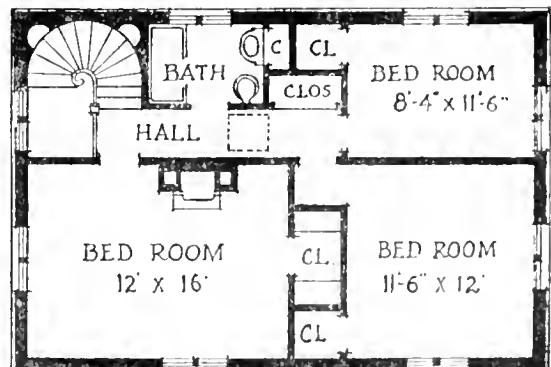
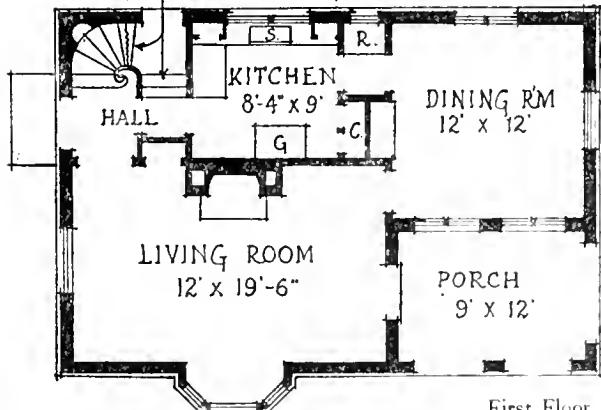
street. It can face either southeast or southwest and have pleasant, sunny living rooms. The height of the first floor is 7 ft. 10 in. and the second, 7 ft. 6 in. The extreme dimensions of the house are 25 ft. by 39 ft.



HOUSE No. 141

Designed by Edward F. Maber, Boston, Mass.

TO KITCHEN, CELLAR, ETC.



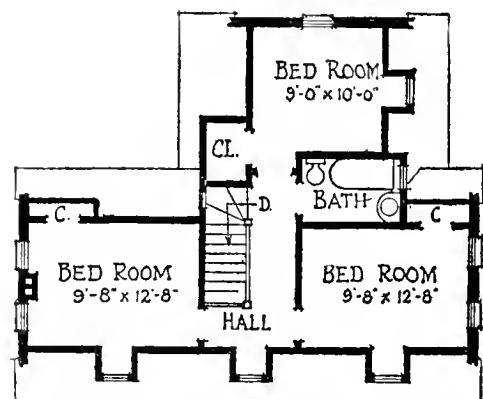
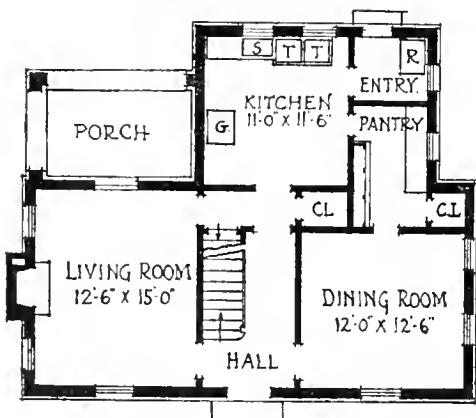
IF well set back from the road this house could face as shown in the illustration with the garden in front and the entrance on the side. Otherwise it would be better to turn the narrow end to the street with the garden in the rear, reached from the porch. In either arrangement the entrance side should face north. The

house has comfortable rooms with square ceilings, the first floor is 8 ft. 1 in. high and the second, 7 ft. 6 in. The circular stairs are a pleasant feature of the interior. The exterior dimensions are 33 ft. by 22 ft. The brick used for the walls is laid in such a manner as to give a small all-over diamond pattern.



HOUSE No. 142

Designed by Dwight E. Smith, New Haven, Conn.

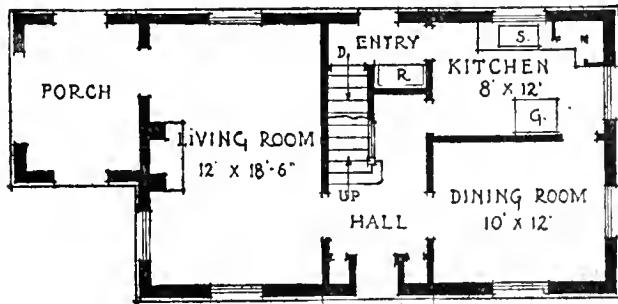


A COLONIAL cottage design with all the character of the simple village type so much admired. It can be placed near the street and would look equally well on a corner or an inside lot of 50-ft. frontage. The dimensions of the house are 34 ft. wide and 28 ft. deep. The front should face the southeast to have morning sun in the

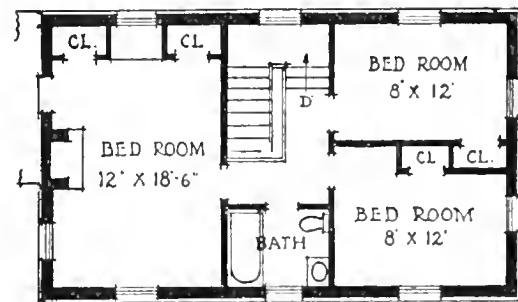
dining room. Windows on three sides of the living room will give sun all day, and the garden, if located in line with the porch, will have the best exposure. The kitchen is of good size and there are in addition a large pantry and entry. The rooms on the first floor are 7 ft. 10 in. high and on the second, 7 ft. 6 in.



HOUSE No. 143

Designed by R. H. Douglas, Pittsburgh, Pa.

First Floor



Second Floor

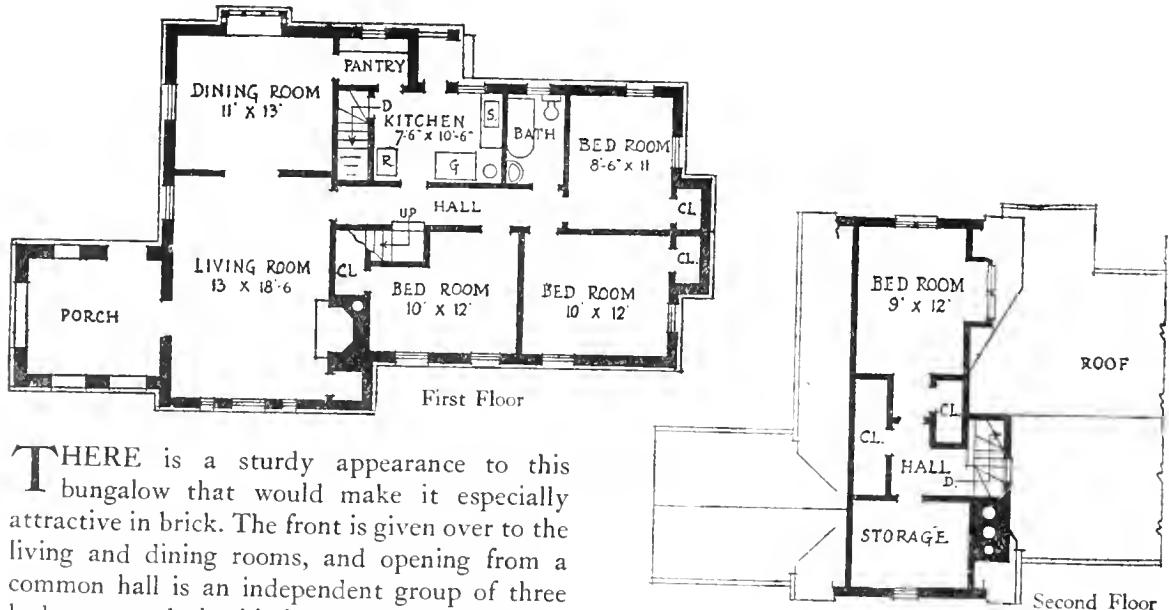
THIS house has a dignity in its design that would make it prominent even among houses of much larger size. It would be well suited to a suburban location and would be best placed where the view is toward the street. The principal rooms are across the front and the exposure should be southeast to insure their being sunny and pleasant. A terrace across the front connects the side porch with the entrance, and French windows in living and dining rooms

give access to the terrace. This feature makes the house suitable for a site sloping up from the street. It could equally well be adapted to a level site in which case the terrace could be omitted if desired. The extreme dimensions of the house are 42 ft. by 20 ft. The rooms are 8 ft. high on both floors. The roof of the porch is flat and is reached by a French window from the main bedroom. This room is the same size as the living room and is lighted from three sides.



HOUSE No. 144

Designed by Albert Sturr, New York, N. Y.



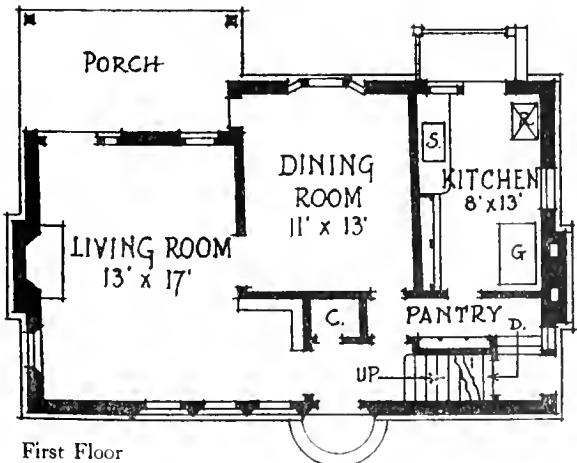
THERE is a sturdy appearance to this bungalow that would make it especially attractive in brick. The front is given over to the living and dining rooms, and opening from a common hall is an independent group of three bedrooms and the kitchen. A fourth bedroom can be had in the roof of the main part. The house should face the southeast. Its extreme dimensions are 57 ft. by 33 ft. The ceiling

height of the first story is 8 ft. The trim around openings is meant to be laid in brick of a different color tone from those in the walls.

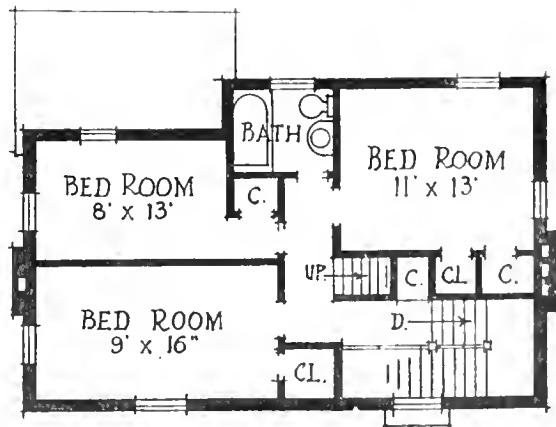


HOUSE No. 145

Designed by Olaf William Sbelgren, Buffalo, N. Y.



First Floor



Second Floor

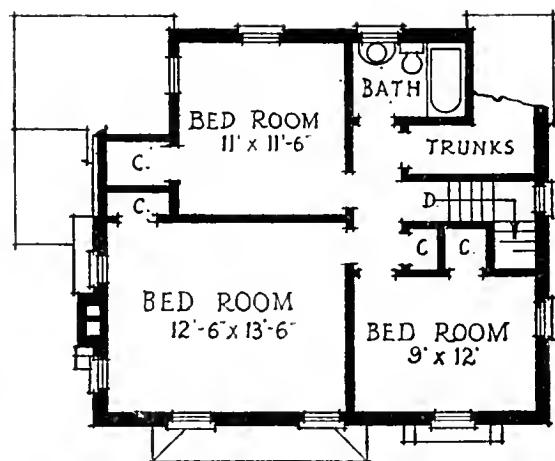
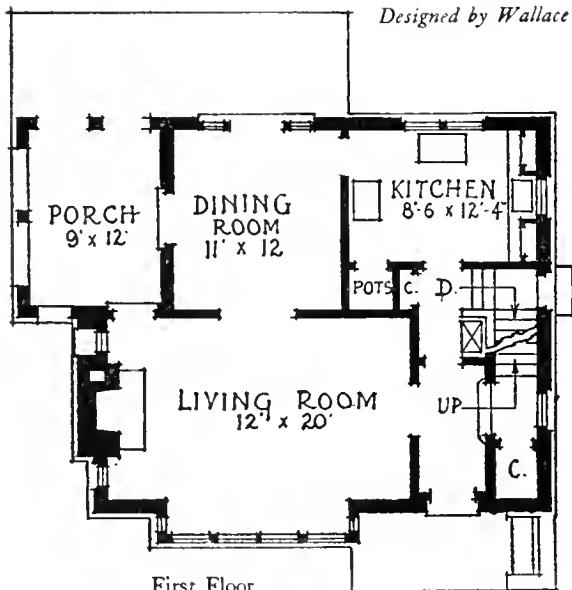
INDIVIDUALITY marks this little house that would be a pleasure to find in any street. It could be placed close to the street with a boundary hedge as suggested in the illustration, and the rear reserved for garden and lawn. The porch and dining room will thus have a pleasant outlook. A garage can be located on the right. The front should face northeast to afford

the best exposure for the living rooms. Only the minimum space is given to the entrance hall, but it is directly connected with every room on the first floor. The stairs are attractive with the large window toward the street. The dimensions of the house are 35 ft. by 27 ft. The first floor rooms are 8 ft. high and the second, 7 ft. 10 in. There is storage space in the attic.



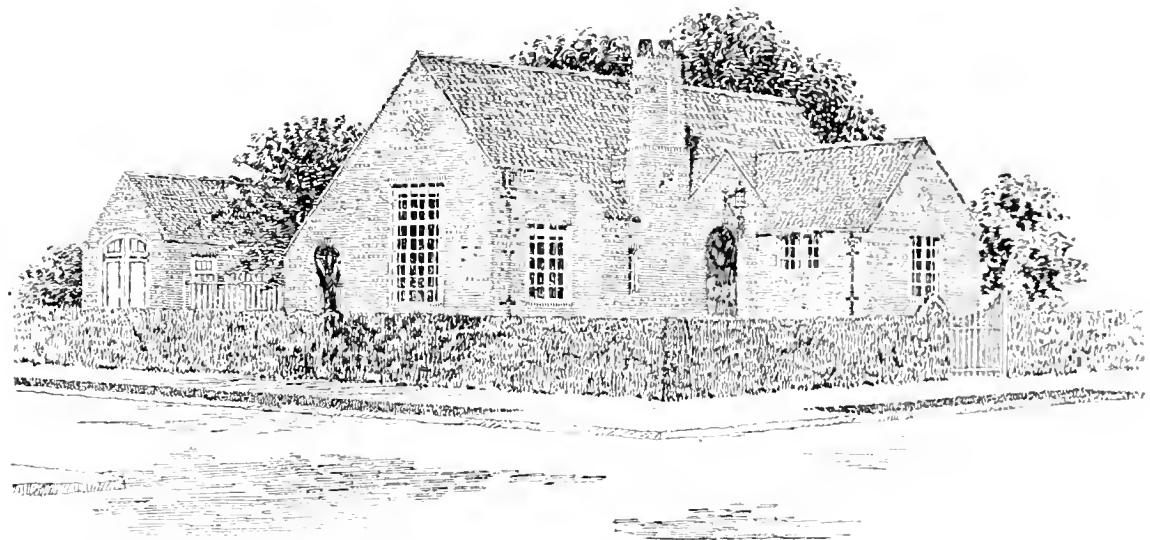
HOUSE No. 146

Designed by Wallace M. Baxter, Miami, Fla.



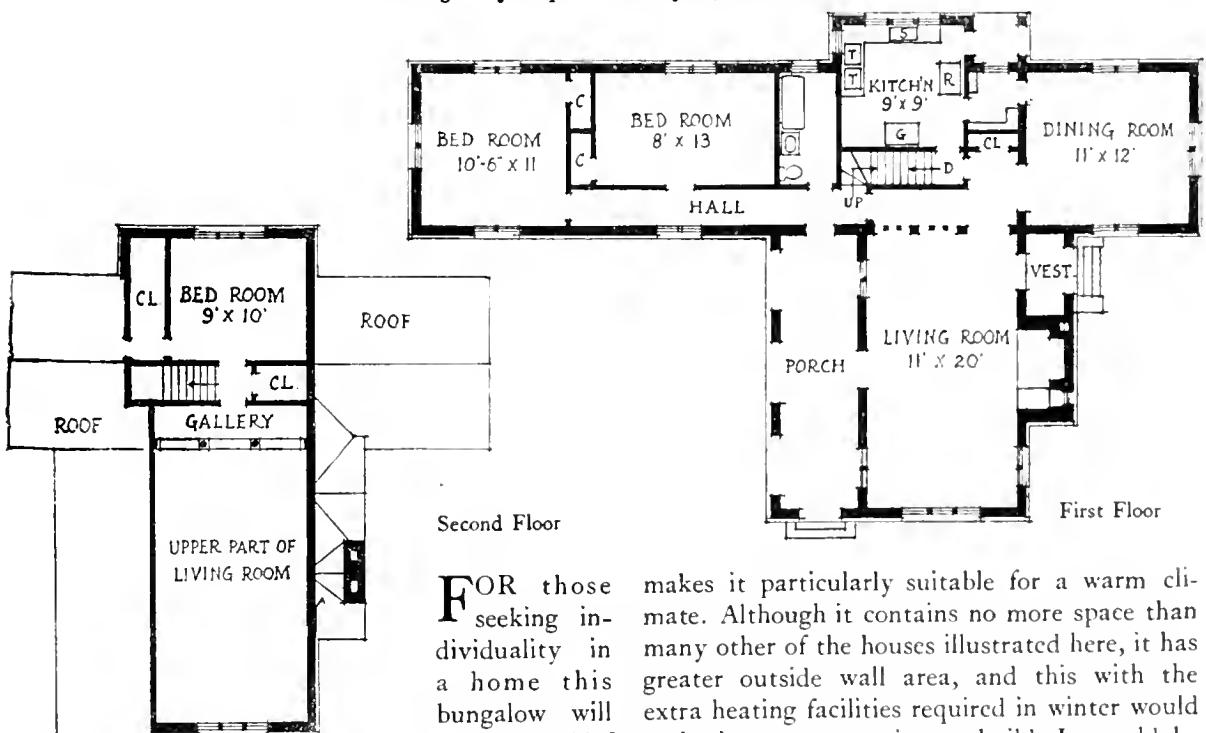
THIS house would be appropriate for a narrow lot on a suburban street which would afford a pleasant outlook from the attractive living room bay. The extreme width of the house is 35 ft. and its depth 28 ft. It could occupy a 50-ft. frontage with ample space for a drive at the right side to a garage in the rear. The house should face east to give pleasant exposures

to the principal rooms and the garden space at the rear. A flower garden and lawn could be made the width of the terrace beyond the dining room. The first floor rooms are 8 ft. 4 in. high and the second, 7 ft. 10 in. The plans of both floors show a compact and convenient arrangement. The roof of the bay window is metal, and of the house, slate or shingle tile.



HOUSE No. 147

Designed by Ralph H. Hannaford, Boston, Mass.



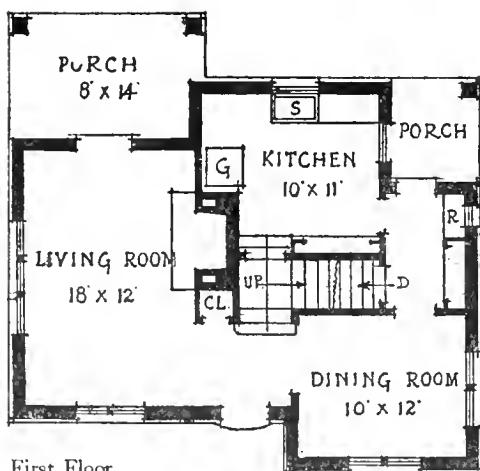
feature is an open timbered, high ceiled living room. The other rooms are 8 ft. high. All of the rooms have windows on three sides and this

FOR those seeking individuality in a home this bungalow will appeal. Its chief makes it particularly suitable for a warm climate. Although it contains no more space than many other of the houses illustrated here, it has greater outside wall area, and this with the extra heating facilities required in winter would make it more expensive to build. It would be best located on a deep corner lot placed so the dining room would face east. Its extreme dimensions are 37 ft. by 59 ft. Note the garage in the rear.

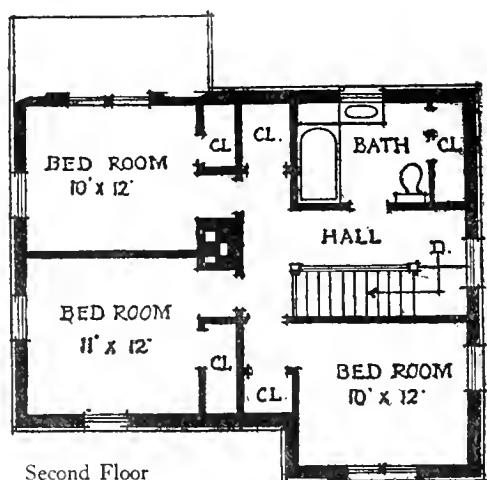


HOUSE No. 148

Designed by Norman Biard Baker, New York, N. Y.



First Floor



Second Floor

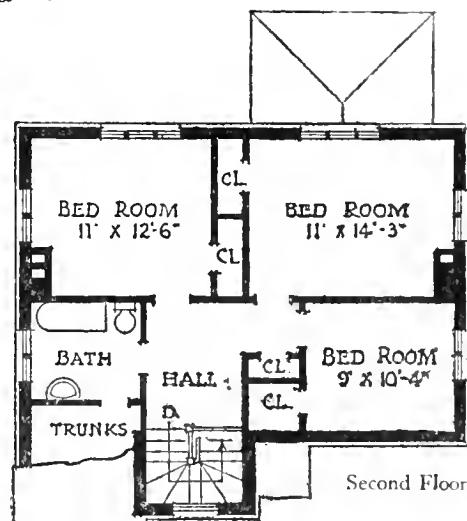
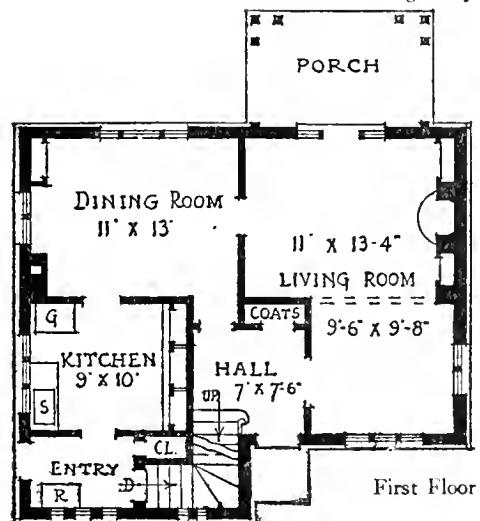
NOTHING more suitable for a village or country home could be had than this informal cottage. Its low sloping roofs create at once an atmosphere of home; there is, however, ample room in the second story gained by long dormers on the side and rear. The living room is of good size and connected directly with the porch and overlooking the space that should be

developed as a garden. The house can be placed close to the road and a hedge will afford privacy as shown in the illustration. The front should face the east. Its maximum dimensions are 32 ft. by 31 ft. It could be placed on a 50-ft. lot with sufficient space reserved at the right for an entrance to a garage. Ceiling heights are 7 ft. 10 in. on both floors.



HOUSE No. 149

Designed by Daniel E. Shea, Springfield, Mass.

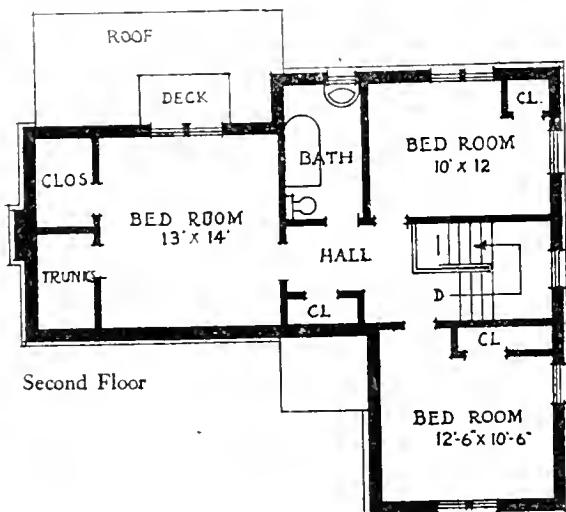
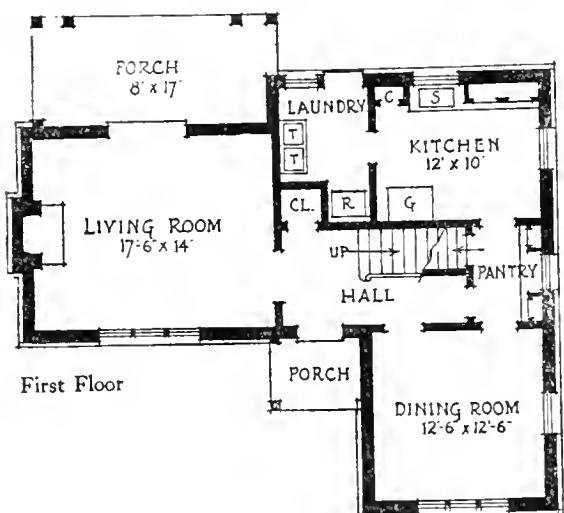


MODERN English work is the inspiration for the design of this house, which would be distinctive in any location. It could readily be adapted to a sloping or irregular site if there were a level space at the rear to form a lawn and garden across the living and dining rooms. These rooms should have the best exposure and the street front should, therefore, face northwest.

The first floor rooms are nicely grouped and the stairs are especially attractive with the large window. Entrance to a garage could be had at the left, past the kitchen. The dimensions of the house are 31 ft. by 35 ft. The ceiling height of both stories is 8 ft. Although the roof is low in front, the bedrooms have full height because the rear is two stories high.



HOUSE No. 150

Designed by Paul R. Williams, Los Angeles, Calif.

THIS simple cottage gives the impression of a bungalow because of the low sloping roof. It has a full second story, however, with windows in a gable and generous dormers on the sides and rear. The extreme dimensions of the house are 39 ft. wide, 32 ft. deep. The first floor has an attractive entrance hall, reached from the porch through the pantry. The sitting porch

opens directly from the living room. The first floor rooms are 8 ft. 6 in. high and the second, 8 ft. The house should preferably face northeast, thereby providing morning sun in the dining room and a pleasant exposure for the living room and garden which could be in the rear opposite the porch. The remainder of the rear plot could be devoted to the drying green and garage space.

How to Build a House

BY AYMAR EMBURY II, *Architect*

BUILDING a house may be one of the pleasantest things in the world, or it may be sheer misery, depending first upon the temperament of the house builder and second upon the competence of the architect and contractor who are jointly responsible for the carrying out of the owner's ideas as to what a house is. To get the most fun out of building, and to achieve the best results, a certain amount of knowledge of the methods of building is necessary; not perhaps of the actual mechanical processes of mason and carpenter work or plumbing, but of what the relationship is between the owner and the people employed to do the work.

To an architect it is always a new surprise when he finds that a man, contemplating an enterprise which involves a very considerable sum of money, knows so little how to disburse it wisely; and yet it should not be surprising; most people build only once, and the building business is in many ways different from any other business in that one buys something which can not be seen in advance, even in sample. Also very many people cannot "read drawings"; in other words, they are unable to visualize what they are buying.

Yet building of any kind should be a source of infinite pleasure to all concerned in it; it is in a limited way an act of creation; it should be the creation of something not only useful, but beautiful; and when the structure is a home, it is a thing which should be more than an inanimate object, a mere shelter from wind and weather; it should possess a personality, fitting to its owner and of infinite and continuing delight to him.

Selection of Site

The first step in building any house is to choose its location; the best of houses badly placed can never be a successful home. And by "badly placed" I do not mean the direction it faces or its height in relation to surroundings, but its location in relation to the tastes, habits of life, and means of its owner. It is easy enough to say that half way up a mountain side with an extended view and a southern exposure is an ideal site for a home; superficially it may be, but if it is so inaccessible that its owner cannot reach it without an exhausting journey from his place of business, or if good water and a safe sewage disposal system are only obtainable at prohibitive cost, it is not only not a good site, it is the worst of sites. For myself, I think good neighbors the best of arguments for the choice of a site. After this come various other factors which must be considered separately for every family; as the cost of the property, convenience to

transportation, good schools for the children, water, gas, electricity, a sewage system, and good streets.

In connection with cost, it must be remembered that the cost per acre or per square foot of land has little to do with its value; and in comparing property offered for the same price in different localities one must inquire into the factors which make for value; whether there are public service companies supplying the household needs, whether the site is so situated as to render building difficult or expensive, and whether the character of the neighborhood is sufficiently stable so that property values will not decline.

Roughly outlined, then, the following essentials may be stated: a lot large enough for the purpose desired, with good drainage to prevent dampness in the house, and offering a pleasant outlook with winter's sun and summer's breeze, a good neighborhood with churches and schools, convenient transportation and adequate gas, electric, water, and sewage systems.

Financing the House

After the property has been selected there usually arises the question of financing the purchase and the construction; and first it should be said, don't try to build on a shoestring. Some people do and get away with it; others lose the shoestring and their peace of mind. You should have in hand at least a third of the cost of the property and house before beginning. You should be sure to have a clear title to the property, and lest this warning seem ridiculous, let me say that many people begin building on property which they have only contracted to buy on monthly payments, and are sometimes very badly stuck.

Therefore, make sure that the title to your property is clear; preferably a title guaranteed by a reputable title guaranty company; then if you need money to build, borrow the amount on mortgage. Most real estate agents or development companies are in touch with some source from which you can borrow money. The cheapest and best way, however, is to buy shares of stock in a well-managed and conservative building loan corporation, and borrow from it.

Selecting the Architect

The next step is the selection of an architect. Here also it pays to be cautious; the services of a capable man will be worth many times more than he charges you; the services of a poor, careless or incompetent man are useless. Nor can I tell you how to select a capable man; he need not be old or have built many houses under his own name if he has had good

training in a well managed office, but he should know how to make (and expect as a matter of course to make) all the drawings necessary to the construction of a building; and these drawings include beside little sketches such as are shown in this book, plans of each floor and elevations of each side drawn to the scale of one quarter of an inch to the foot, and also drawings of more complicated pieces of construction at one-half or three-quarters inch scale and even drawings at full size of all moldings and ornament.

Then, too, he should furnish a complete and detailed specification describing all materials, processes of manufacture and method of erection of everything that goes into a house. The amount of work that an architect does is little appreciated by the average client; I venture to say that no one not an architect realizes the number of days which have gone to prepare any one of the designs published here, for it is not the actual drawing that has taken so long, but the care and thought necessary to secure the maximum of useable space in each story and to perfect the appearance of the exterior. I have no doubt at all that if I were paying a draftsman to make such sketches, each would cost me at least a hundred and fifty dollars; perhaps much more, depending upon how readily we could find a solution of the problem which would best fit the required site. One piece of advice I can give; the man who is willing to work very cheaply is not worth having; he cannot give you anything which is of any value for your money. The minimum fee established by the American Institute of Architects is 6% of the cost. I charge 10% on all residence work, and lose money on all houses which cost under ten thousand dollars, and on many which cost more. These fees include superintendence.

The designs which appear in this book have been made by architects and architectural draftsmen who worked them out from a program that was written to express the conditions that would be met in a house to accommodate the average American family of moderate income. They have received similar careful consideration by their designers, as indicated in the preceding paragraphs, and while not designed in compliance with the conditions of an individual owner, as the usual architect's house is, they represent perhaps the highest development of small house design that is possible without the owner individually engaging an architect's services.

What the Architect Does

It may be that a prospective owner of one of these houses will want to consult an architect and have certain revisions made that would make the design he liked correspond more closely to his individual tastes. In that event, or not, it is of interest and value for an owner to have a proper

conception of the function of an architect, if he is to appreciate the value of these designs or if he is to have harmonious relations with an architect whom he might employ. Briefly, his duties are first to develop the client's ideas into workable form by means of sketches, so that the size and general appearance of the building may be agreed upon, and an approximate cost determined. This is not always an easy thing to do and needs patience and good humour on both sides.

Also you must remember that an architect cannot by some magic process make a big house cost as little as a small one, nor can he at the present time tell you very closely before the working drawings are made what the cost will be — nobody can — and you should remember that an architect is employed to *design* your house, not to *construct* it (that is the contractor's province), and that his duty is primarily to get your rough ideas as to the number and sizes of rooms, and materials of construction into the most economical, practical, durable and beautiful form he can.

Determine What You Want

It will help you a lot if you actually know what size rooms you desire, not in terms of "a room as big as Mrs. Green's," but in terms of feet and inches. Measure the dimensions of rooms you like and note them down. Your architect can tell you roughly whether you have in mind a house that can or cannot be built for what you want to spend, if you can come to him with a real idea of sizes of rooms and of what materials you desire. Nine out of ten of my clients say that they want first a good big living room, which in the case of strangers means to me absolutely nothing at all. It may be thirteen by eighteen feet or it may be thirty by eighty. A good, big living room for myself would be seventeen by thirty; but I haven't one anything like so big—I can't afford one.

Another thing on which you should inform yourself before building is the heights of ceilings. In the small house it is almost an axiom that the lower the ceiling the better the house will look; and you should before building your own house know just what ceiling height you like best *in rooms of the size yours will be*. You are probably accustomed to a ceiling between eight and a half feet and nine feet high, but few of the old Colonial houses you have thought so quaint and charming have ceilings as high as that: most of them are under eight feet high and many only about seven; the same thing is true of the small English and French houses. Look at somebody else's ceilings before you decide; don't think that because you have grown used to the height of yours you really prefer that height.

This getting used to things is too often confounded with a real preference. It is the style (or the custom) just now, to open up houses in the

interior to an extent which is often unwise. Before you have double doorways between the hall and the living room and the hall and the dining room think it over a bit. Which do you really prefer, a sense of space as you enter your house or intimacy and coziness in the rooms? Your architect cannot decide these things for you; you must do it for yourself. The same applies to the stairs; in most houses the foot of the stairs is near the entrance door. Why? Does everyone who enters your house go upstairs at once; or do you want to pass the front door every time you go upstairs? In many households there are times when the woman of the house most emphatically does not want to pass the front door (especially if it is not thoroughly curtained) when she goes to the bed room to fix her hair. There are several parts of every small house which should be reached direct from the staircase, but the front door is not one of them.

Another good old die-hard tradition is that the main rooms should face the street. Most of us by now have realized that the entrance door and the sitting porch should not be combined; why we still stick the main rooms on the street is something of a mystery; but most of us do it. The main rooms should be placed where the sun and air and outlook are best—if the street side is that side, well and good—place the rooms on that side. But if the street side is the north, and we make for ourselves a pleasant, old fashioned garden in our back yard, why let's get the benefit of it and face the rooms where they ought to be with our piazza or sun room or whatever it may be where it will be pleasantest to use. Of course, if we have a badly kept, ill smelling back yard—but, of course, we haven't. Or if our neighbors have we wouldn't want that as our sole outlook from the living room. Let's not pick that kind of neighbor if we can help it.

I am not going to say much about the kitchen. No two women will ever agree on any point except one—that the architect knows nothing about a kitchen and that their kitchens were only saved from utter impracticability by their own unaided efforts, but if I may venture to suggest, in a house the size of those shown in this book, it should be very compact and conveniently arranged so that the household work may be done with the fewest steps; and the pantries need no separate sinks, although a pantry is a convenient method of interposing two doors between the kitchen and the dining room so that the menu will not be announced to the diners by its odor.

Again on the second floor there is one point on which present custom seems unsettled: I mean as regards sleeping porches. Personally, I do not believe we have as a nation yet settled how we want to sleep; if we are to have sleeping porches for everybody, the sensible thing would be to do away with bed rooms and use dressing rooms only, for sleeping porches,

especially when enclosed and heated as is so often the case, become practically rooms so that the bed rooms have little or no outside air, and are dark, stuffy and unpleasant. For myself, I prefer a well-ventilated bed room to all the sleeping porches in the world. They are unsightly makeshift affairs; but if we are to have them, let us have proper ones, permanently useful, each with its dressing room.

As to the exterior, most of our American towns are such heterogeneous collections of unrelated styles that it doesn't make much difference what style we choose for our house just so it is adapted to our climate and our conditions of living. We all of us laugh at the "gents" who some forty years ago built remarkable adaptations of medieval castles up and down the Hudson River; we ought not to pick a type so obviously inappropriate to modern methods of living as they did, and yet some of us are doing it to-day—flat topped adobe mission buildings are as much out of place in the northern and eastern states as the medieval castle.

Nor is it necessary to be "individual" by being ridiculously "different"; any more than it is necessary to push conservatism to fatuity. There is plenty of room for variety and the appropriate expression of one's natural tastes and preferences in the derivatives from the Georgian, Colonial, English and French types of houses which are fitted to our climate and our civilization. It is not of importance which we choose; only it must be carefully designed and honestly constructed; not a sham in which a natural layout of space in plan has been twisted and contorted to satisfy a false notion of the picturesque.

Architect's Plans a Necessity

Let us suppose you have no architect. If you go to a builder and tell him you want a house like some other in the town, it is almost certain that you will be disappointed either in the appearance of your house or in the amount of space you find you have in your rooms, for you will almost certainly want to build like the other, but *with a few minor changes*, and these "minor" changes will affect places you never thought of. Also, you will pay for your plans, although you think you are saving the architect's fee, for no builder can build without drawings of some kind. These cost him money and you pay for them. You will also pay in loss of space and of appearance which an architect is trained to avoid, and further, if you give the house direct to the builder you will probably pay him more for the work than you could obtain it for were you to send out plans for bids to several builders. Most emphatically you need plans, whether selected from this book, or purchased from an architect, or revised by an architect to meet your individual needs from plans of which sketches are given here.

These plans you will send out for estimate to several builders, and will, or should, accept the lowest estimate. You should not send out plans to any builder to whom you are not willing to give the job if his price is low; it costs a builder a considerable sum of money to estimate, and to ask a man to estimate simply that you may use his price as a check on the builder you have already selected is in a way swindling him out of the money it costs him to estimate. Also you should never sign a contract with a builder whom you believe to be shifty or careless just because his price is low, on the chance that you may be able to hold him to the strict performance of his duty. In theory you can, but in practice you cannot; and if you are uneasy about every stick of timber and every hod of mortar that is built into your house, you will have no pleasure at all in building it, and will be afraid to light an open fire for fear of a defective chimney. It is not hard to find a good builder and, contrary to what I find to be a general impression, the very great majority of builders are honest and honorable, though a smaller number, but still a majority, are capable.

Relations with Your Builder

When you sign your contract remember that, like all contracts, it is two-sided; not only does the contractor agree to build your house in a certain way, and to finish it at a certain time, but you agree to pay for it in a certain way and at a certain time, and must make your arrangements to fulfill your side of the contract if you expect him to abide by his; and it is sound law that if you fail to make your payments when due, your contractor may consider his contract to be at an end. Further, you must remember that your contractor does not and cannot agree to do, as the house progresses, any little item which may come into your mind as being a desirable thing to have; a fair contractor will make without charge any changes which involve no extra expense to him, or at cost any changes which do involve extra expense; but you must not think him "mean," "disobliging," or "insulting" when he declines to change the positions of doors or electric outlets after they are put up, without being paid for doing it; and yet many people, especially those who visit the job often, expect the contractor to make changes which they say "cost practically nothing" without charge, and are surprised and disgusted when he refuses to do so. Minor changes during the progress of the work are a constant annoyance to the builder, and their cost mounts up amazingly.

Another thing that the owner should never do, and which very many owners do do, is to give instructions to individual workmen on the job. If you want something done, tell the architect if there is one; if there isn't, tell the builder. The individual workman or even the foreman has not any

authority to do what you want; he is not your employee and you have no business to direct somebody else's employees. You are entitled to inspect your house as much and as continuously as you please. Your contract provides for what you shall do when you change your mind; follow that and you will be contented in the end; but walk about the job telling the plumber's man to move the bath tub to the other side of the room and the tin smith to put that down-spout around the corner, and you will either find your instructions are not followed, or at the end of the job you will have a bill for extra work which will make you sorry for yourself, and *you will have ordered every item without realizing that you were authorizing an extra.*

I think that more unpleasantness in building arises from two causes, distrust of the architect and builder, and constant interference with workmen, than from all other causes combined, and no building can be done happily where these things exist. I have clients who go to the job constantly and bring happiness with them not only to the architect and the builder but to the individual mechanics; they are interested in our work—that pleases us; they believe in us—that flatters us, and we all of us work to give them the kind of house they want; changes are made promptly, cheaply and with a feeling that they are for the best. Then there is another type of client who never puts his foot on the job without nagging or faultfinding or complaining that he "was never informed of this" or "he didn't understand this was to be that way." In the end we grow to hate the sight of him; we do what he wants not because it is best for the job but to still his querulous voice, and he pays for every change and pays well for it. We have no pleasure in the work, and he has none either, unless he is one of those happily rare individuals who takes pleasure in making other people unhappy; and nine times out of ten his changes will have hurt rather than helped his house.

The client I like best, and the one the builder prefers, is the owner who understands plans, reads his specifications, knows what the builder has agreed to furnish him and insists on it, but does not insist on the builder doing something he has not agreed to do or that is foolish in itself. Above all, we fear the man who accepts every piece of advice given him by casual acquaintances who have just built themselves a house. If your architect is worth hiring, his advice is worth following; if you select your builder because he knows his business do not assume he is trying to "do" you because his methods differ from those of some other builder you know of. Meet your builder with confidence and good temper, and he will respond with an especial effort to give you not only the value of your money but a little more for kindness—you can capitalize courtesy, and you will enjoy doing it.

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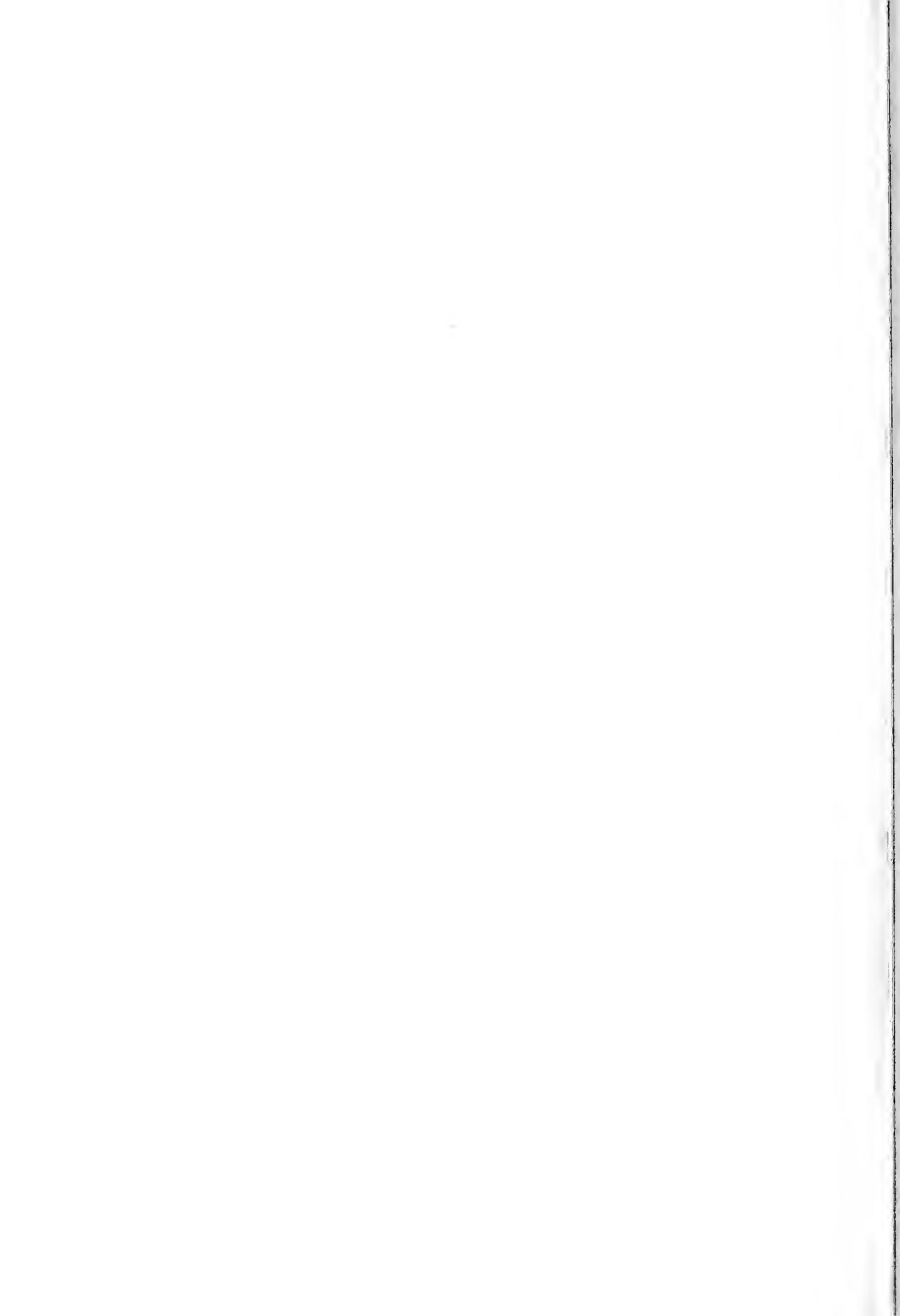
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